NATIONAL HOME INSPECTION STANDARDS OF PRACTICE

ANNOTATED

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NATIONAL HOME INSPECTION STANDARDS OF PRACTICE

A. PURPOSE AND SCOPE

1. *The Standards of Practice (Standards) provide the minimum uniform standards for performance of a home inspection and for the content of a written home inspection report for a home inspector who voluntarily uses these Standards.*

2. *The Standards define and clarify the purpose, conditions, limitations, exclusions, and certain terms relating to a home inspection.*

3. *The Standards describe components and systems customarily included within the scope of a home inspection.*

4. *The Standards apply to principle structures whose primary use is residential including single family homes, multi-family homes, mobile or manufactured homes, condominium homes, and modular homes.*

5. *The Standards include a list of systems and components customarily inspected, reporting guidelines, a list of limitations and exclusions, and a glossary of terms.*

6. *The Standards apply to a limited visual inspection of readily accessible components and systems identified in the Standards to determine if, at the time of the inspection, they were significantly deficient or at, near, or past the end of their expected service lives.*

7. *Inspections performed under these Standards are basically visual and rely upon the subjective opinion, judgment, and experience of the inspector, and are not intended to be technically exhaustive or invasive.*

8. *The National Association of Home Inspectors, Inc. (NAHI) recommends that its members perform inspections in compliance with applicable state or local rules, regulations, or laws, or to follow these Standards where permitted by state law or where otherwise appropriate.*

9. *These Standards are not intended to prevent or limit an inspector from performing additional or out of scope inspections.*

10. *If an inspector elects to exceed the Standards while inspecting a component or system, there should be no expectation that the inspector will be required to exceed the Standards when inspecting other components or systems.*

11. *An inspection should not be conducted in the absence of a fully executed pre-inspection agreement together with applicable supplemental agreements for the inspection of components or systems not included in this Standard, each of which identifies the governing standard of practice, standards of care, and best practices standards which the inspector intends to use.*

B. SYSTEMS AND COMPONENTS

1. Site

When inspecting Site components, the Inspector should look for:

1.1. Drainage: Land grade features, drain outfalls.
- 1.1.1. Indications that prior or current surface water related defects are or have been present.
- 1.1.2. Indications that water drains toward or ponds next to, under the home, or in the basement during rain events.
- 1.1.3. Indications that roof run-off does not flow away from the foundation.
- 1.1.4. Indications that drain tiles or pipes are blocked.
- 1.1.5. Indications that excessive moisture may be trapped at exterior walls.

1.2. Vegetation: Intrusive trees and vegetation.
- 1.2.1. Indications that vegetation has adversely affected the structure or is likely to cause imminent damage to the structure.

1.3. Paved Areas: Walks, on grade steps, driveways, patios.
- 1.3.1. Indications that walks, on grade steps, driveways, patios, retaining walls, and planters are damaged, deficient, or represent a personal safety hazard (such as tripping).
- 1.3.2. Indications that paved areas have been installed or have tilted in a way that allows water to flow toward or to collect next to the exterior of the structure.
- 1.3.3. Indications that washouts may be present under paved areas.

1.4. Retaining Structures: Window wells, curbs, and above grade extensions; exterior cellar/basement doors and related curbs and above grade extensions; retaining walls.
- 1.4.1. Indications that curbs at window wells, cellar doors, or basement doors are damaged or not sealed at the exterior wall.
- 1.4.2. Indications that window and door wells may not drain as intended, or that a curb is not installed where one might be needed.
- 1.4.3. Indications that retaining walls are noticeably leaning.
- 1.4.4. Indications that hazards to persons or damage to the principle structure may be present.
- 1.4.5. Indications that raised landscaping planters adjacent to the house may trap water and allow it to seep under the house.

2. Foundation, Ground Floor, Basement/Crawl Space

When inspecting the Foundation, Ground Floor, Basement/Crawl Space components, the Inspector should look for and report:

2.1. Foundation: Grade/floor slab, foundation pads, bearing/stem walls, posts, piling, columns, piers; Chimney foundations and stair foundations.
- 2.1.1. Indications at posts, piling, columns, piers, stem walls, and related supports of cracks, deteriorated parging, settlement, rotation, heaving, buckling, bowing, moisture, fire, and insect damage, and excessive wear and

tear, neglect, and abuse which may affect the integrity of the foundation.

2.1.2. The use or unconventional materials and unconventional installations.

2.1.3. Indications at chimney and stair foundations of cracks, settlement, rotation, heaving, moisture damage, and moisture related deterioration.

2.2. Framing: Beams, joists, trusses, ledger boards, sill/mud plates, shims, hangers, connectors, fasteners, sub-flooring.

2.2.1. Indications at beams, joists, and trusses of cracks, warping, cuts, notches, bored holes, sagging, rotation, horizontal or vertical separation, poor bearing, missing or damaged connectiors, excessive rust, moisture damage, fire damage, insect damage, and excessive age, wear and tear, abuse, and neglect which may affect the integrity of components or systems.

2.2.2. Indications at ledger boards, beam pockets, hangers, sill plates, shims, connectors, and fasteners of loose, missing, or displaced components; moisture, fire, or insect damage; excessive rust, and unconventional installations.

2.3. Floor Insulation:

2.3.1. Indications of loose, missing, stained, damaged, or poorly supported floor insulation.

2.4. Ventilation: Crawl space and basement ventilation.

2.4.1. Indications that crawl space and basement ventilation may not be performing as intended.

2.5. Moisture Management: Moisture barrier, vapor barrier; Crawl space and basement drainage, sump pump.

2.5.1. Indications that grade in the crawl space is at or below grade outside the crawl space and therefore, subject to water intrusion.

2.5.2. Indications of damaged crawl space moisture or vapor barriers, excessive moisture, or exposed soil.

2.5.3. Indications of uncontrolled water in the crawl space or basement.

2.5.4. Indications that dehumidifying equipment is damaged, poorly maintained, or is installed in an unsafe or unconventional manner.

2.5.5. Indications at sump pumps of leaks, missing check valves, missing ice guard, and that the drain line discharges to an area that may adversely impact the house.

2.6. Crawl Space Access, Skirting, and Systems: Crawl space and basement access type and location; Basement stair, handrail, and headroom; Walk-out drainage; Cellar door assembly; Skirting; Crawl space electric, plumbing, and HVAC.

2.6.1. Indications of excessive age, wear and tear, neglect, and abuse.

2.6.2. Indications of openings which could allow small animal access to the crawl space.

2.6.3. Indications of moisture, fire, or insect damage.

2.6.4. Indications of loose or missing sections of skirting.

2.6.5. Indications of defects or hazards at crawl space and unfinished basement plumbing, electrical, and HVAC installations.

3. Exterior (House, Carport, Attached and Detached Garage)

When inspecting the Exterior components, the Inspector should look for and report:

3.1. Structural Components: Beams, posts, columns, headers, lintels, walls.

3.1.1. Indications of excessive age, wear and tear, neglect, and abuse.

3.1.2. Indications of unusual cracks, settlement, heaving, rotation, leaning, or buckling.

3.1.3. Indications of loose, missing, excessively rusted, or damaged structural components, connectors, and fasteners.

3.1.4. Indications of moisture, insect, or fire related damage.

3.1.5. Indications of prior building additions or significant modifications.

3.1.6. Indications that the finished floor level is too close to grade.

3.2. Wall Covering, Trim, and Protective Coatings:

3.2.1. Indications of excessive age, wear and tear, neglect, or abuse.

3.2.2. Indications of inadequate siding/soil clearance.

3.2.3. Indications of the presence of synthetic stucco or asbestos siding.

3.2.4. Indications of cracks, gaps, splits, spalling, drilled or cut holes, delamination, buckling, nail pops, efflorescence, excessive rust, organic growth, rot, loose, damaged, or missing components, and unsealed through-wall openings.

3.2.5. Indications of missing joint flashings.

3.2.6. Indications of loose or missing battens.

3.2.7. Indications of rot at joints, along the bottom edges of components, at wall penetrations, and where fasteners have been driven too deeply.

3.2.8. Indications of loose, slipped, or out of plane components.

3.2.9. Indications of moisture, insect, or fire related damage.

3.2.10. Indications of dry, cracked, or missing sealants, gaskets, or caulk.

3.2.11. Indications of peeling, flaking, blistered, or chalking paint or stain, and unsealed surfaces.

3.2.12. Indications of loose or missing fasteners, and fasteners set too deeply.

3.2.13. Indications of blocked, missing or buried weep holes.

3.2.14. Indications of missing or damaged drip screed, j-bead, corner bead, step flashing, and other similar flashings.

3.3. Soffit, Fascia, Flashings:

3.3.1. Indications of excessive age, wear and tear, neglect, and abuse.

3.3.2. Indications of loose or missing components including panels, tracks, fasteners, connectors, and flashings.

3.3.3. Indications of moisture, fire, or insect damage.

3.3.4. Indication of vermin access.

3.3.5. Indications of missing, blocked, un-blocked, un-screened, or damaged soffit vents.

3.4. Windows and Doors: Casings, sills, thresholds, and hardware, and installed screens:
- 3.4.1. Indications of excessive age, wear and tear, neglect, and abuse.
- 3.4.2. Indications of cracks, racking, or binding at frames, sashes, and panels.
- 3.4.3. Indications of moisture, insect, or fire related damage.
- 3.4.4. Indications of dry or missing sealants or caulk.
- 3.4.5. Indications of missing or damaged flashing.
- 3.4.6. Indications of missing, torn, or damaged screens.
- 3.4.7. Indications of cracked, broken, punctured, torn, or missing glass, plastic, or vinyl glazing.
- 3.4.8. Indications of gaps at stops, sashes, or sills which could allow moisture intrusion.
- 3.4.9. Indications of peeling, flaking, chalking, or missing paint or stain.
- 3.410. Indications of loose, missing, or damaged thresholds.
- 3.4.11. Indications of missing, damaged, or misaligned hardware.
- 3.4.12. Indications of missing or damaged weather seals.
- 3.4.13. Indications of hollow core doors between the house and the garage.
- 3.4.14. Indications that below grade windows may not qualify as living space emergency exits.

3.5. Porches, Decks, and Balconies:
- 3.5.1. Indications of excessive age, wear and tear, neglect, and abuse.
- 3.5.2. Indications that ledger boards may be attached only by nails, lag bolts, carriage bolts, or screws.
- 3.5.3. Indications of excessive wobbling, shaking, bouncing, vibration, flexing, sagging, or slanting.
- 3.5.4. Indications of loose, missing, damaged, or unconventional fasteners, connectors, anchors, flashings, and installations.
- 3.5.5. Indications of un-treated wood components in contact with soil.
- 3.5.6. Indications of loose, missing, damaged, out of plane, or unconventionally spaced joists, beams, headers, or connectors.
- 3.5.7. Indications that beams or stringers are only face nailed, screwed, lag, or carriage bolted to posts or other vertical supports.
- 3.5.8. Indications of moisture, insect, or fire damage.

3.6. Steps, Stairs, and Handrails:
- 3.6.1. Indications of excessive age, wear and tear, neglect, and abuse.
- 3.6.2. Indications of poor support or attachment at post, stringers, and headers.
- 3.6.3. Indications of un-treated wood in contact with soil.
- 3.6.4. Indications of loose, missing, damaged, out of level, or un-evenly spaced treads, risers, and stringers.
- 3.6.5. Indications of excessive wobbling, shaking, vibration, bouncing, sagging, or slanting.
- 3.6.6. Indications of trip or fall hazards.
- 3.6.7. Indications of loose, damaged, or missing guard rails or guard rails installed in a way that would allow a person to fall over the rail under ordinary circumstances.
- 3.6.8. Indications that handrails are loose, damaged, or missing.
- 3.6.9. Indications of infant or child hazards related to spindle spacing and toe holds.
- 3.6.10. Indications of moisture, fire, or insect damage.

3.7. Garage and Carports: Walls, floors, vehicle doors.
- 3.7.1. Indications of excessive age, wear and tear, neglect, and abuse.
- 3.7.2. Indications of cracked, loose, bent, broken, or missing components including fasteners, connectors, and anchors at carport posts.
- 3.7.3. Indications of unconventional installation.
- 3.7.4. Indications of moisture, fire, or insect damage.
- 3.7.5. Indications of heaving, settlement, rotation, or unusual cracks at the floor.
- 3.7.6. Indications that the floor does not slope toward the vehicle door.
- 3.7.7. Indications of trip hazards.
- 3.7.8. Indications of moisture or water intrusion.

3.8. Chimney: Type, rain cap, spark arrestor, ash dump.
- 3.8.1. Indications of excessive age, wear and tear, neglect, and abuse.
- 3.8.2. Indications of cracks, deteriorated parging, spalling, settlement, rotation, heaving, leaning, separation, moisture intrusion, surface deterioration, and loose, missing, or damaged components.
- 3.8.3. Indications of missing, damaged, or loose customary rain caps or spark arrestors.
- 3.8.4. Indications of missing, loose, damaged, or un-conventionally installed flashing.
- 3.8.5. Indications of less than customary clearance to the roof ridge and other structures.

4. Roof and Attic

When inspecting Roof components, the Inspector should access roofs, including garages and carports (subject to safety and access limitations established by the Inspector at the time of the inspection) and look for and report:

4.1. Predominate Roof Shapes:

4.2. Roof Covering:
- 4.2.1. Indications of excessive age, wear and tear, neglect, and abuse.
- 4.2.2. Indications of roof leaks.
- 4.2.3. Indications of roof covering defects including loose, split, rotted, cupped, curled, burned, torn, cut, cracked, broken, missing, dented, or rusted components; fish mouths, blistering, and ponding; apparent hail, wind, or ice damage; recent repairs; missing, loose, damaged, or exposed fasteners; and decking which is out of plane, bounces, sags excessively, or is spongy.

4.3. Roof Flashings:
- 4.3.1. Indications of loose, missing, torn, cracked, damaged, or heavily rusted flashings at roof penetrations, or plane junctions.

4.4. Roof Accessories and Attachments: Skylights, solar equipment, decorative features, antenna.
- 4.4.1. Indications of moisture intrusion, deterioration, damage, cracked skylight lens or glazing,

cracked sealants, weather damaged seals, condensation, algae, moss, fungus, loose fasteners, and unsealed joints at roof mounted accessories and curbs, and anchors including skylights, solar panels, ventilation devices, lightening arrestors, heating and cooling equipment, and decorative features such as weather vanes.

4.5. Rain Gutters: Troughs, leaders/downspouts, splash blocks, drain extensions.
- 4.5.1. Indications of missing or damaged rain gutter components including leaks, blockages, loose fasteners, excessive debris, reverse or neutral fall, corrosion, and missing elbows and splash blocks at outfalls.

4.6. Attic Access:
- 4.6.1. Type, location.
- 4.6.2 Indications of prior or current vermin infestation in the attic.
- 4.6.3. Indications of trip hazards at the exit point.

4.7. Framing and Sheathing:
- 4.7.1. Indications of broken, cut, bored, missing, cracked, or modified structural roof members.
- 4.7.2. Indications of fire, insect, vermin, moisture, or mold damage at roof framing members, decking, sheathing, insulation, and ventilation.

4.8. Attic Insulation:
- 4.8.1. Indications that visible attic insulation is not a type and quantity that would normally be expected or that it is unevenly distributed.

4.9. Attic Ventilation:
- 4.9.1. Indications that required attic ventilation is restricted, that vent louvers or moving parts do not operate as intended, that vermin screens are missing, loose, or torn, or that rain protection is missing at roof vents.

5. Electrical

When inspecting Electrical System components, the Inspector should look for and report:

5.1. Primary Service: Service from the pole to the masthead, meter can, and service panel; strain relief; visible parts of underground service entrance conduit; and ground rods, conductors, and connectors.
- 5.1.1. Indications of excessive age, wear and tear, neglect, and abuse.
- 5.1.2. Indications of obstructions, entanglements, or abrasions, safety clearances, loose strain relief, excessive rust at the masthead cap, bent or leaning mast, missing, cracked, rusted, or damaged flashing, and poorly configured drip loops at service entrance conductors.
- 5.1.3. Indications of excessive rust or exposed conductors at underground service entrance conductors.
- 5.1.4. Indications of loose or missing conductors at ground rods and metal piping, and ground rods and conductors which are mowing or tripping hazards.
- 5.1.5. Main service conductor type, amperage, and voltage.

5.2. Distribution Panels: Main and sub panels and components including circuit breakers, fuses, lugs, bus bars, ground strap, conductors, and conduit bushings: Main disconnect type, amperage, and location.
- 5.2.1. The location of the main electrical panel and each sub-panel.
- 5.2.2. Indications that disconnect amperage ratings match wire sizes.
- 5.2.3. Indications of excessive age, wear and tear, neglect, and abuse.
- 5.2.4. Indications that each main and sub panel is not securely anchored to a fixed surface; that each is safely accessible; that each has a cover installed which prevents contact with energized components when circuit breakers must be engaged or fuses must be replaced; and that each overcurrent device is rated for the attached conductor.
- 5.2.5 Indications of overheating, splicing, missing bushings, couplers, or conduits; double wiring connections at bus bars or overcurrent devices; missing overcurrent devices; solid aluminum conductors at branch circuits and related connectors; and extension cord or low voltage conductors inside the panel.
- 5.2.6. Main service disconnect type and amperage.
- 5.2.7. Indications of water intrusion inside panels and sub-panels.
- 5.2.8. Indications of missing isolated ground conductors and bonding at sub panels.

5.3. Wiring:
- 5.3.1. Indications of excessive age, wear and tear, neglect, and abuse.
- 5.3.2. The presence of knob and tube wiring.
- 5.3.3. Indications of open wiring splices, missing junction boxes or junction box covers, and loose or damaged wiring.

5.4. Switches, Receptacles, Fixtures: Readily accessible switches, receptacles, fixtures, enclosures, fittings, junction boxes, conduits, cover plates, and related components.
- 5.4.1. Indications of excessive age, wear and tear, neglect, and abuse.
- 5.4.2. Indications that accessible receptacles, switches, and installed lights inside and outside the house and garage are not operable, are loose or have damaged cover plates.
- 5.4.3. Indications of missing or damaged weather protection at exterior receptacles and lights.
- 5.4.4. Indications that accessible receptacles, switches, and installed lights arc or smoke, or that receptacles do not have intended polarity and grounding.

5.5. Safety Devices: AFCI, GFCI, equipment disconnects.
- 5.5.1. Indications of excessive age, wear and tear, neglect, and abuse.
- 5.5.2. Indications of missing GFCI protected circuits or receptacles at wet locations.

5.5.3. Indications of missing or damaged weather protection at outside switches, receptacles, and fixtures.

6. Plumbing

When inspecting Plumbing System components, the Inspector should look for and report:

6.1. Main Water,Gas and Oil Shut-Off Valves: Location, type, shut-off tools needed.
- 6.1.1. The location of the main water and gas shut-off valves (if found) and note if special tools are required to close the valves in the event of an emergency.
- 6.1.2. Indications of excessive age, wear and tear, neglect, and abuse.

6.2. Water Lines:
- 6.2.1. Indications of excessive age, wear and tear, neglect, and abuse.
- 6.2.2. Indications of damage, corrosion, deterioration, leaks, and freeze protection; and for the presence of unconventional materials, components, connections, and installations at visible water supply components.
- 6.2.3. Indications that hose bibs leak or are not equipped with anti-siphon devices.
- 6.2.4. Indications that water lines are not freeze protected (where applicable).
- 6.2.5. The presence of Polybutylene pipe or Kitek pipe.

6.3. Waste Lines:
- 6.3.1. Indications of excessive age, wear and tear, neglect, and abuse.
- 6.3.2. Indications of damage, corrosion, deterioration, leaks, missing or damaged clean-out caps.
- 6.3.3. Indications of unconventional materials, components, connections, and installations at visible waste system components.

6.4. Gas and Oil Lines:
- 6.4.1. Indications of excessive age, wear and tear, neglect, and abuse.
- 6.4.2. Indications of damage, corrosion, and unconventional materials and installations.
- 6.4.3. The presence of CSST pipe.

6.5. Fixtures: Fixtures, fixture valves and drains, hose bibs.
- 6.5.1. Indications of excessive age, wear and tear, neglect, and abuse.
- 6.5.2. Indications that fixtures including sinks, toilets, tubs, spa tubs, slop tubs, laundry tubs, bidets, and other similar fixtures may not be securely supported or anchored.
- 6.5.3. Indications that fixtures do not have functional flow.
- 6.5.4. Indications that fixture valves leak or will not turn On and Off.
- 6.5.5. Indications that hot water faucets do not supply hot water, and that cold water faucets do not supply cold water.
- 6.5.6. Indications that a toilet is connected to a hot water line.
- 6.5.7. Indications that tub/shower diverter valves leak or do not operate as intended.
- 6.5.8. Indications of unusually high or low water pressure and flow.
- 6.5.9. Indications of loose, damaged, missing, or inoperative spa tub or specialty shower jets, nozzles, or blowers.
- 6.5.10. Indications of leaks, blockages, and restricted flow at waste drains, fixtures, and stoppers.
- 6.5.11. Indications that whirlpool type tub motors are not GFCI protected.
- 6.5.12. Indications that bidets which are plumbed for hot water, do not have hot water.
- 6.5.13. Indications of stains, leaks, and water damage at finished surfaces.

6.6. Water Heaters:
- 6.6.1. Indications of excessive age, wear and tear, neglect, and abuse.
- 6.6.2. Indications that water heaters leak, do not heat water, are not equipped with Temperature Pressure Relief Valves and drain line extensions, are not protected from natural elements and vehicle impact, are not elevated above areas where gasoline is stored, and are not equipped with a drip pan and drain line if the unit is installed above a finished floor.
- 6.6.3. Indications that water heater wiring is defective or not protected by conduit.
- 6.6.4. Indications a gas water heater is not equipped with a shut-off valve, drip leg, draft diverter, upward slanting flue pipe, and source of make-up air, or that scorch marks are present.

6.7. Pumps: Waste, sump.
- 6.7.1. Indications of excessive age, wear and tear, neglect, and abuse.
- 6.7.2. Indications of leaks at waste ejector pumps and leaking or missing check valves.

7. Heat

When inspecting Heating System components, the Inspector should look for and report:

7.1. System Type: Central electric, radiant electric, heat pump, gas, fuel oil, hydronic, and single room units.
- 7.1.1. Indications of excessive age, wear and tear, neglect, and abuse.
- 7.1.2. Indications that heat is not produced or supplied to all living areas.
- 7.1.3. Indications of overheating.

7.2. System Capacity (in tons or BTUs) and Number of Zones:

7.3. Electric System: Coils, evaporator, compressor and condensation management.
- 7.3.1. Indications that the compressor unit is not level, below a roof eave or roof valley, near a clothes dryer exhaust vent, or unprotected from vegetation, ice and snow loads, high water, and pets.
- 7.3.2. Indications of cabinet damage, excessive rust, loose or missing anchors or straps, unusual noise or vibration, corrosion, dirt, bent coil fins, leaking refrigerant, and restricted air flow through the coils.

7.3.3. Indications that condensate lines are not insulated, leak, sweat, discharge too close to the foundation, or that pumps do not work.
7.3.4. Indications of kinks, heavy corrosion, leaks, and missing or damage insulation at refrigeration lines.
7.3.5. Indications of damaged, deteriorated or missing components.
7.3.6. Indications that a fan does not work.

7.4. Gas / Fuel Oil System: Burners, boilers, above ground fuel tanks, fuel lines, valves, fill pipes, drip legs, and oil filters.
7.4.1. Indications of leaks; damaged or corroded pipes, fuel lines, and valves; and, loose, damaged, deteriorated, or missing components.
7.4.2. Indications that a gas regulator is below a roof drip line or snow dump.
7.4.3. Indications that a fuel tank may be buried underground.
7.4.4. Indications that components are susceptible to freezing.
7.4.5. Indications of a copper fill pipe at a fuel tank.
7.4.6. Indication of unequal fill pipe sizes.
7.4.7. Indications that a fuel tank or tank support is heavily rusted, damaged, or leaning noticeable.
7.4.8. Indications that a propane tank is inside the home or within 10 feet of the exterior of the home.
7.4.9. Indications at gas or oil burners of excessive dirt, rust, poor flame direction, flashback, scorching, and missing heat shields.
7.4.10. Indications that a fan does not work.
7.4.11. Indications that a gas or oil burner is located less than 18 inches above a floor in a garage or at other place where gasoline will likely be stored.
7.4.12. Indications of unusual noises or vibrations when a boiler is engaged using ordinary controls.

7.5. Solid Fuel Stoves: Stove body, hearth, flue, damper.
7.5.1. Indications loose, damaged, deteriorated, or missing components.
7.5.2. Indications that the hearth is not adequate.
7.5.3. Indications of a missing source of make-up air.

7.6. Single Room Units: Free standing and baseboard electric heaters, radiators, convectors, gas heaters.
7.6.1. Indications of damaged, deteriorated, loose, or missing components at vents, fuel lines, electrical connections, and cabinets.
7.6.2. Indications of close proximity to combustibles.

7.7. Distribution: Plenum, ducts, vents, grills, pipes, heaters, radiators, manifolds, radiant heating lines and cables, valves.
7.7.1. Indications that a habitable room is not heated.
7.7.2. Indications that components are susceptible to freezing.
7.7.3. Indications of loose, damaged, corroded, or missing components.
7.7.4. Indications of leaks and condensation.

7.8. Venting: Chimneys, flue pipes, draft diverter, combustion air supply pipe, barometric damper.
7.8.1. Indications that vents are susceptible to being blocked by ice, snow, insects, or other similar obstructions.
7.8.2. Indications that components are damaged, loose, installed in an unconventional manner, or missing.
7.8.3. Indications of condensation.
7.8.4. Indications of shared flues.
7.8.5. Indications that dampers do not work as intended.

7.9. Controls: Thermostats, switches, valves, humidistats.
7.9.1. Indications of loose, stuck, damaged, leaking, or missing controls.
7.9.2. Indications that equipment does not respond to normal operating controls.

7.10. Safety: Over current protection devices, grounding, service disconnects fuel tank vent pipes, pressure relief devices, backflow preventers, temperature limit switches, expansion tanks, low water cut-off valve and clearances to combustibles.
7.10.1. Indications that safety components are damaged, deteriorated, missing, loose, leak, or inoperable.
7.10.2. Indications that an expansion tank is waterlogged.
7.10.3. Indications that a pressure relief valve drain line does not extend to within a few inches of the floor or at the exterior.

7.11. Filter:
7.11.1. Indications that system filters are dirty and need to be replaced or serviced.

8. Air Conditioning

When inspecting Air Conditioning System components, the Inspector should look for and report:

8.1. System Type: Heat pump, AC,central AC, package unit, evaporative cooler, window/wall unit.
8.1.1. Indications of excessive age, wear and tear, neglect, and abuse.
8.1.2. Indications of no cooling and condensation leaks.
8.1.3. Indications of unconventional installation or components, damage, deteriorated or missing components.

8.2. System Capacity: (in tons).

8.3. Electric Service: Service conductors, overcurrent protection devices, disconnects and grounding.
8.3.1. Indications of excessive age, wear and tear, neglect or abuse.
8.3.2. Indications that service disconnects are damaged or are not located within sight of a compressor and condenser units.

8.4. Compressor: Refrigeration lines and insulation; Coils and cabinet.
8.4.1. Indications of excessive age, wear and tear, neglect or abuse.
8.4.2. Indications that a compressor unit is not level, below an eave or roof valley, near a clothes dryer exhaust vent, or unprotected from vegetation, ice and snow loads, and high water.
8.4.3. Indications of cabinet damage, excessive rust, loose or missing anchors or straps, unusual noise or vibration, corrosion, dirt,

bent coil fins, leaking refrigerant, restricted air flow, and a damaged fan.

8.4.4. Indications of kinks, heavy corrosion, leaks, and missing or damaged insulation at refrigeration lines.

8.5. Evaporator: Electrical service conductors, overcurrent protection devices, disconnects and grounding; Condensation pans and drains; Coils and cabinet.

8.5.1. Indications of excessive age, wear and tear, neglect or abuse.

8.5.2. Indications of dirty coils and restricted air flow.

8.5.3. Indications of a blocked condensate drain line.

8.5.4. Indications of a missing, poorly installed or damaged condensate drip pan and drain line, float switch and pump at evaporator units (when visible).

8.5.5. Indications that water does not discharge at the discharge end of the condensate drain line.

8.5.6. Indications that condensate drain lines terminate at plumbing vent stacks.

8.5.7. Indications that condensate drain lines terminate under the home or close to an exterior wall.

8.6. Hardwired Single Room Equipment:

8.6.1. Indications of poor condensation management at single room units and humidifiers.

8.6.2. Indications of unconventional wiring.

8.6.3. Indications of air gaps.

8.7. Distribution: Plenum, ducts, vents, and grills.

8.7.1. Indications of excessive age, wear and tear, neglect or abuse.

8.7.2. Indications that conditioned air is not supplied to each habitable room.

8.7.3. Indications of air leaks, lack of support; missing, torn, or un-sealed insulation; and damage, rust, condensation, and inoperative components at accessible ducts, plenum, registers, diffusers, vents, louvers, and grills.

8.7.4. Indications that return air cannot flow from a room when the doors are closed.

8.7.5. Indications of heating and cooling duct cross connections at evaporative units.

8.8 .Controls:

8.8.1. Indications of excessive age, wear and tear, neglect or abuse.

8.8.2. Indications that a system or unit will not turn On and Off, that cold air is not supplied to each habitable room, and for signs of unusual noise or vibration when the system is engaged using ordinary controls.

8.9. Filters:

8.9.1. Indications of poor filter maintenance.

9. Interior (Includes Carport and Garage Interiors)

When inspecting Interior components, the Inspector should look for and report:

9.1. Wall, Ceiling, and Floors:

9.1.1. Indications of excessive age, wear and tear, neglect, and abuse.

9.1.2. Indications of moisture, insect, and fire damage.

9.1.3. Indications that the floor is near, at, or below outside grade.

9.1.4. Indications of noticeable out of plumb, level, or square surfaces.

9.1.5. Indications of settlement, sagging, heaving, buckling, rotation, truss uplift, cracks, buckling, bowing, wracking, separations, warping, and excessive bounce, vibration, or other movement.

9.1.6. Indications of missing and un-finished surfaces.

9.1.7. Indications of moisture stains at AC registers, areas near plumbing fixture, and near household appliances.

9.2. Windows and Doors and Related Hardware and Trim:

9.2.1. Indications of excessive age, wear and tear, neglect, and abuse.

9.2.2. Indications of moisture, insect, and fire damage.

9.2.3. Indications of broken, cracked, damaged, binding, or missing parts at accessible windows and doors and at related frames, casings, aprons, sills, thresholds, jambs, stops, glazing, weather seals, tracks, hinges, latches, and locks.

9.2.4. Indications that accessible windows and doors will not open or close without binding, or seal tightly against jambs, stops, and thresholds.

9.2.5. Indications that window and door latches, locks, knobs, handles, crank assemblies, sashes, panels, hinges, and tensioning devices will not perform as intended.

9.2.6. Indications that self-closing door hinges or door closers and the door latch at the passage door between the house and attached garage do not work as intended.

9.2.7. Indications of moisture, fire, or insect damage.

9.3. Steps, Stairs, Mezzanines, Lofts, Railings, Posts, and Spindles:

9.3.1. Indications of excessive age, wear and tear, neglect, and abuse.

9.3.2. Indications of moisture, insect, and fire damage.

9.3.3. Indications that steps, stairs, mezzanines, railings, posts, spindles, and related components have damaged, loose, missing or unconventional parts.

9.3.4. Indications that steps, stairs, mezzanines, railings, posts, spindles, and related components show signs of settlement, rotation, cracks, gaps, excessive vibration or movement, unconventional spacing, and tripping hazards.

9.4. Built-in Cabinets and Counters:

9.4.1. Indications of excessive age, wear and tear, neglect, and abuse.

9.4.2. Indications of moisture, insect, and fire damage.
9.4.3. Indications that cabinets and counters are not securely anchored to floor, walls, ceilings, or cabinet bases, and for signs of separation, shifting, and moisture damage.
9.4.4. Indications that counters and cabinets are installed in a way that obstructs safe access to electrical panels, or plumbing, heating, and air conditioning equipment, and that they may be installed too close to a heat source.
9.4.5. Indications that counters and cabinets are in stalled in a way that interferes with customary ingress or egress.
9.4.6. Indications that cabinet doors may come in contact with ceiling fan blades, exposed wiring, or plumbing.
9.4.7. Indications that countertops are not level, flat, or securely anchored or installed in a way that would allow or cause an object on a countertop to spill or fall over.
9.4.8. Indications of damaged or missing doors and drawers and related hinges, pulls, latches, tracks, and similar hardware.

9.5. Shower Stalls and Tub Surrounds:
9.5.1. Indications of excessive age, wear and tear, neglect, and abuse.
9.5.2. Indications of cracks, gaps, stains, and leaks at tub and shower surrounds and at the common walls and floors in adjacent rooms.

9.6. Fireplaces:
9.6.1. Indications of excessive age, wear and tear, neglect, and abuse.
9.6.2. Indications of excessive age, wear and tear, neglect, and abuse.
9.6.3. Indications of separation at the fire box /flue connection.
9.6.4. Indications of poor combustion, lack of maintenance, shared flues, and poorly operating or missing dampers.
9.6.5. Indications of cracked, loose, or deteriorated fire brick, refractory panels, and mortar joints.
9.6.6. Indications at metal firebox panels of flaking rust, rusted holes, buckling, and components which have separated, settled, or rotated.
9.6.7. Indications of cracked, damaged, or missing hearth brick or tile or deteriorated mortar or parging, and that the hearth extension is not wide enough.
9.6.8. Indications that installed glass doors and screens may not be secure or operate smoothly.
9.6.9. Indications of soot, scorching, or fire damage at fireplace surrounds, the mantle, and floor adjacent to the hearth.
9.6.10. Indications of damage or poor operation at the ash pit, ash pit clean out door, and ash dump.
9.6.11. Indications of backdraft.
9.6.12. Indications that the flue may be shared with another device such as another fireplace, water heater, furnace, or boiler.
9.6.13. The inspector should report in a conspicuous way that fireplaces with defective components, or suspected blockages should not be used under any circumstance until maintenance or repair can be performed by a qualified person.

C. SPECIALTY STANDARDS

Inspection of systems and components identified in this Specialty Standard is not required as part of a customary home inspection. The inspection of items listed in this section may require an addendum to the pre-inspection agreement and an additional fee.

10. Household Appliances

When inspecting household appliances, the inspector should look for and report:

10.1. General:
10.1.1. That appliances will be inspected when there is no conspicuous concern that operating an appliance would result in damage to or change any preprogrammed setting.
10.1.2 That 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.
10.1.3. That the inspector will not inspect an appliance when the operating instructions are not under stood by the inspector.
10.1.4 That the operating instructions for each appliance whould be secured by the client and reviewed prior to operating any household appliance and that not following this recommendation could result in property damage or personal injury.
10.1.5 That not all cycles or settings are operated.
10.1.6 That the scope of a household appliance inspection is limited to determining if an appliance will not turn On and Off using ordinary controls, and if it will not function in a way a similar appliance of similar age and installation would be expected to operate on a single selected cycle or function, and with no guarantee that it will continue to operate after the inspection.
10.1.7. That a household appliance inspection is not a service, diagnostic, maintenance, warranty, or cosmetic inspection.
10.1.8. That if an appliance is likely to no longer be covered by a manufacturer's warranty or appears to be more than five years old, consideration should be given to purchasing an extended

household appliance warranty or service contract.

10.2 Stove, Range, Oven, Cooktop, Warmer, and Exhaust Hood:

10.2.1. Indications of excessive age, wear and tear, neglect, and abuse.
10.2.2. Indications that the unit rocks or moves unexpectedly.
10.2.3. Indications of loose, damaged, or missing oven handles; cracked or heat damaged glass panels; missing, defective, or poorly marked control knobs, buttons, handles, or keypads; inoperative lights; frayed door gaskets; or loose exhaust hood assemblies.
10.2.4. Indications of cracked or damaged glass cooktops.
10.2.5. Indications of damage at coils or burners.
10.2.6. Indications that oven doors have loose or defective springs, or do not close and seal tightly.
10.2.7. Indications of missing anti-tip devices.
10.2.8. Indications of combustibles close to hot sur faces.
10.2.9. Indications of a damaged or missing gas shut off valve.
10.2.10. Indications of unsafe gas lines, materials, or fittings.
10.2.11. Indications of loose, damaged, or spliced wiring connections.
10.2.12. Indications that each burner and heating element will not turn On and Off using ordinary controls.

10.3. Dishwasher:

10.3.1. Indications of excessive age, wear and tear, neglect, and abuse.
10.3.2. Indications of damaged latch assemblies and door gaskets.
10.3.3. Indications of damaged or missing control handles, knobs, buttons or keypads.
10.3.4. Indications of damage at racks, rollers, and wands, and cracks inside the cabinet.
10.3.5. Indications that the heating coils are not supported or may be damaged.
10.3.6. Indications of prior leaks and interior cabinet repairs.
10.3.7. Indications that the unit is not securely attached to the counter top or cabinets.
10.3.8. Indications that the unit will not turn On and Off, that the soap door does not open, that the spray arm does not move, that the door gasket and or drain leak, and that the heater coil will not heat.

10.4. Waste Disposal:

10.4.1. Indications of damage at the splash collar and grinder blades.
10.4.2. Indications of flaking rust inside the grinding container.
10.4.3. Indications of un-conventional plumbing connections.
10.4.4. Indications of leaks at plumbing connections.
10.4.5. Indications of unconventional or unsafe wiring.
10.4.6. Indications of excessive vibration or unusual noise.
10.4.7. Indications that lights dim when the unit first starts.
10.4.8. Indications that the unit does not turn On and Off when using ordinary controls.

10.5. Microwave Oven (Built-in):

10.5.1. Indications of excessive age, wear and tear, neglect, and abuse.
10.5.2. Indications of damaged or missing door handles or latches; cracked or heat damaged glass door panel; missing or defective control handles, knobs, or keypads; inoperative lights, damaged door gaskets, missing turn table, and scorch marks inside the unit.
10.5.3. Indications of loose attachment to a cabinet, counter, or wall.
10.5.4. Indications of unconventional or unsafe wiring.
10.5.5. Indications of defects at the exhaust fan and surface light when the unit is installed above a stove or range.
10.5.6. Indications of an incomplete seal when the door is closed.
10.5.7. Indications of inadequate clearance between the bottom of the unit and the top of the stove or range.
10.5.8. Indications that the unit will not produce heat.
10.5.9. Indications that the unit will not turn On and Off when using ordinary controls.
10.5.10. Indications that the unit starts automatically when the door is closed.

10.6. Refrigerator:

10.6.1. Indications of excessive age, wear and tear, neglect, and abuse.
10.6.2. Indications that the unit does not get cold.
10.6.3. Indications of damaged or missing door handles, latches, seals, or gaskets; cracked, damaged, or missing drawers shelves, and bins; and, damaged or inoperative controls and lights.
10.6.4. Indications of cracks or repairs inside the cabinet.
10.6.5. Indications of damaged electrical or plumbing connections.
10.6.6. Indications of plumbing leaks and a damaged or missing water shut off valve.
10.6.7. Indications of condensation inside or outside the cabinet.
10.6.8. Indications of unusual vibration or noise.
10.6.9. Indications of stains on the floor around the unit.
10.6.10. Indications of poor ice and water dispensing functions.
10.6.11. Indications that ice cubes do not match the shape of the ice mold.
10.6.12. Indications of poor maintenance at compressor coils.

10.7. Wine Chiller:
- 10.7.1. Indications of excessive age, wear and tear, neglect, and abuse.
- 10.7.2. Indications of damaged or missing door handles, latches, seals, and gaskets.
- 10.7.3. Indications that the unit does not chill.
- 10.7.4. Indications of damaged, inoperative, or missing shelves, control knobs, buttons, handles, key pads, racks, and lights.
- 10.7.5. Indications of condensation inside or out side the unit.
- 10.7.6. Indications that the unit is not securely mounted or installed.

10.8. Clothes Washer:
- 10.8.1. Indications of excessive age, wear and tear, neglect and abuse.
- 10.8.2. Indications that the unit rocks or moves excessively.
- 10.8.3. Indications of damage or defects at the door, latch, and gaskets at front load washers.
- 10.8.4. Indications of defective wiring and that the electrical receptacle is grounded.
- 10.8.5. Indications of defective plumbing and leaks at shut-off valves.
- 10.8.6. Indications of drain leaks at the floor and at the wall valve niche.
- 10.8.7. Indications that a drain pan is not present when the unit is installed above a finished living unit floor.
- 10.8.8. Indications of old or defective hoses.
- 10.8.9. Indications of rust inside the drum.
- 10.8.10. Indications of damaged or missing dispensers.
- 10.8.11. Indications of a damaged agitator.
- 10.8.12. Indications of damaged, loose, or missing controls, knobs, handles, or key pads.
- 10.8.13. Indications that the unit will not turn On and Off or shut down when the lid is opened during a spin cycle, and that it vibrates excessively or leaks.
- 10.8.14. Indications that the unit drains slowly.
- 10.8.15. Indications of a missing lint screen if the washer drains into a sink or tub.
- 10.8.16. Indications that the unit does not drain to a sanitary system.

10.9. Clothes Dryer:
- 10.9.1. Indications of excessive age, wear and tear, neglect, and abuse.
- 10.9.2. Indications that the unit rocks or moves excessively.
- 10.9.3. Indications of damage or defects at the door.
- 10.9.4. Indications of rust in the drum.
- 10.9.5. Indications of loose, missing, or unconventional materials or installations at heat exhaust or gas vents, and that vents do not discharge outside the home.
- 10.9.6. Indications of a blocked, damaged, or missing exterior vent hood, louver, or screen.
- 10.9.7. Indications of a damaged or missing lint screen.
- 10.9.8. Indications that the unit will not turn On and Off or produce heat, or that it vibrates excessively.
- 10.9.9. Indications that the drum will not stop turning when the door is opened or that the unit starts automatically when the door is closed.

10.10. Exhaust Fans (Kitchen, Bath, and Whole House Attic Fans):
- 10.10.1. Indications of excessive age, wear and tear, neglect, and abuse.
- 10.10.2. Indications that fans may not be securely installed.
- 10.10.3. Indications of damaged or missing fan blades or shrouds.
- 10.10.4. Indications of stains at housings or shrouds.
- 10.10.5. Indications of damaged, missing, or dirty filters.
- 10.10.6. Indications that the units will not turn On and Off, or that they vibrate excessively, are unusually noisy, or allow wiring or other components to come in contact with moving fan blades.

10.11. Central Vacuum System:
- 10.11.1. Indications of excessive age, wear and tear, neglect, and abuse.
- 10.11.2. Indications of loose or damaged parts at the tank/motor assembly and at suction ports.
- 10.11.3. Indications of loose, unsupported, unconventional, or spliced wiring at the motor assembly.
- 10.11.4. Indications of lint and dirt from leaks in suction lines in attics and crawlspaces.
- 10.11.5. Indications that the unit will not turn On and Off at each accessible suction port or that suction is not present at each port.

10.12 Ceiling Fans:
- 10.12.1. Indications of excessive age, wear and tear, neglect, and abuse.
- 10.12.2. Indications of damaged, loose, or missing fan blades or that the fan blades are too low.
- 10.12.3. Indications of obstructions within the radius of fan blades including hanging wires and built-in cabinet doors.
- 10.12.4. Indications of unsafe wiring and switches.
- 10.12.5. Indications that the units will not turn On and Off, or that they wobble excessively, make unusual noise, or operate at an uncharacteristically fast or slow speed.
- 10.12.6. Indications that a pull chain or string is within reach of a sink, tub, or shower.

10.13. Garage Door Opener:
- 10.13.1. Indications of excessive age, wear and tear, neglect, and abuse.
- 10.13.2. Indications of a damaged or loose door buck.
- 10.13.3. Indications that the garage door opener is not securely fastened to a structural support at each end of the rail, track, cable, or at the overhead door.
- 10.13.4. Indications of missing parts or damage to the cable, chain, belt, drive, trolley, trolley rail, and safety release.
- 10.13.5. Indications of missing or damaged safety cables at extension springs.
- 10.13.6. Indications of missing or damage door

tracks, supports, brackets, rollers, hinges, anchors, and fasteners.

10.13.7. Indications of unusual vibration, strain, noise, or flexing at the drive trolley, rail connectors, or fasteners during operation.

10.13.8. Indications of unconventional wiring or wiring which might become entangled in moving part.

10.13.9. Indications of unconventional components or installations.

10.13.10. Indications that the door will not rise and lower, stop at the floor when closed, stop when using ordinary controls, and stop and reverse when an object is encountered by the door or at photoelectric sensors during the closing cycle.

10.13.11. Indications of wood or metal fatigue at the center of the top rail or strut at the over head door.

11. Pools and Spas

When inspecting Pool or Spa components, the Inspector should report:

11.1 General:

11.1.1 That pools, spas, and related accessories are generally custom designed and installed and that written operational and maintenance instructions should be secured and reviewed prior to the operation of any of the equipment, and that not following this recommendation could result in property damage, personal injury, or fatality.

11.1.2 That pool drowning is the leading cause of accidental infant and child deaths in the U.S. and that extraordinary efforts should be made to insure the safety of infants and children, including the installation of redundant safety features and alarms.

11.1.3 Whether the pool pump and accessories were operated during the inspection.

11.1.4 That some homeowner's insurance companies will not insure a home where jump boards or slides are present.

11.2 Pool and Spa:

11.2.1. Indications of excessive age, wear and tear, neglect, and abuse.

11.2.2. Indications that the pool, spa, or deck has shifted, and for indications of loose, cracked, missing, or broken water line or coping tile.

11.2.3. Indications of cracks, settlement, heaving, rotation, spalling, lifting, tilting, surface deterioration, surface rust, cuts, tears, blisters, punctures, and crystalline structures (efflorescence) at pool or spa shells and liners.

11.2.4. Indications of cracks at molded seats, benches, and walk-ins and at edge designating tile.

11.2.5. Indications of loose, damage, missing, or rusted components, fasteners or anchors.

11.2.6. Indications of personal injury hazards at ladders, railings, handholds, edge designating tile, at eye bolts for deep water designation ropes, and at slides, jump boards, dive boards, water falls, swim jets, fountains, grotto seats and tables, and other similar features.

11.2.7. Indications of loose hand holds at vertical walls above water level.

11.3. Pumps and Plumbing:

11.3.1. Indications of excessive age, wear and tear, neglect, and abuse.

11.3.2. The absence of or damage to a bottom drain anti-entrapment device.

11.3.3. The absence of or damage to a skimmer anti-entrapment device, filter basket, or lid.

11.3.4. Indications that water does not flow at circulating jets or nozzles.

11.3.5. Indications of a vortex at the skimmer.

11.3.6. Indications of damage or leaks at visible and accessible plumbing lines, fittings, valves, and connections.

11.3.7. Indications that manual valves do not work or are unusually difficult to operate.

11.3.8. Indications of damage, missing, or inoperative spa, bench, swim, fountain, and cleaning jets.

11.3.9. Indications that pump motors overheat or have bad bearings.

11.3.10. Indications of poor filter maintenance or a defective filter pressure gauge.

11.4. Electrical Service:

11.4.1. Indications of excessive age, wear and tear, neglect, and abuse.

11.4.2. Indications that pool electrical service including switches, timers, controllers, receptacles, disconnects, ground fault devices, grounding, and bonding at each piece of equipment including pumps, motors, heaters, blowers, and lighting, may be damaged, defective, or hazardous.

11.4.3. Indications of exposed electrical terminals at timer controls.

11.4.4. Indications that pool light canisters are loose or leak and that the light does not work.

11.4.5. Indications that pool light service conduit and junction boxes are damaged.

11.5. Heating:

11.5.1. Indications of excessive age, wear and tear, neglect, and abuse.

11.5.2. Indications that heaters will not turn On and Off using ordinary controls or produce heat.

11.5.3. Indications of leaks at water lines and at solar panels.

11.5.4. Indications of stuck valves and unlabeled valves.

11.6. Deck and Enclosures:

11.6.1. Indications that the deck slopes toward the pool or spa and that it has protrusions or trip hazards.

11.6.2. Indications that water collection features such as gutters, troughs, pipes, deck drains, or swales are blocked or direct water toward the pool or spa.

11.6.3. Indications that pool screen enclosures have loose, missing, or damaged base plates or anchor bolts; torn or missing screens; slack diagonal tensioning cables; doors which do not close and self-latch; and door closers equipped with door stops.

11.6.4. Indications that yard fencing and gates are not secure and could allow unaccompanied children or infants access to the pool.

11.6.5. Indications that mesh safety fencing and latches are not secure and could allow unaccompanied children or infants access to the pool.

11.6.6. Indications that glass building materials including windows, doors, and glass block are installed next to the pool edge.

11.6.7. Indications that window and doors adjacent to the pool have defective locks or latches.

12. Docks and Seawalls

When inspecting Dock and Seawall components, the Inspector should look for and report:

12.1 General

12.1.1. That docks, seawalls, bulkheads, and related components are generally custom designed and installed; that written operational instructions, capacities, limitations, and maintenance requirements should be secured and reviewed prior to operation of any of the equipment and that not following this recommendation could result in property damage or personal injury.

12.1.2 Whether lifts, hoists, and davits were operated with or without a load.

12.1.3 That equipment will not be operated if the inspector has concern that operating the equipment could result in damage or injury.

12.2. Seawall, Bulkhead, Cap, Backfill, and Anchors:

12.2.1. Indications of excessive age, wear and tear, neglect, and abuse.

12.2.2. Indications of cracks, spalling, buckling, settling, heaving, leaning, rotation, separation, splitting, blow-out, undermining, electrolysis, rot, damaging marine growth, and excessive rust.

12.2.3. Indications of frayed cables, badly rusted or sepa rated knuckles, and damaged fasteners.

12.2.4. Indications of erosion, soil or riprap collapse, wash out, water saturation, excessive slope, and large landside structures which could exert angle of repose pressure on the seawall or bulkhead.

12.3. Piling and Posts:

12.3.1. Indications of excessive age, wear and tear, neglect, and abuse.

12.3.2. Indications of cracks, spalling, impact, buckling, settling, loose, lifting, heaving, leaning, rotation, separation, splitting, electrolysis, rot, damaging marine growth, and excessive rust at piling and posts.

12.4. Joists, Stringers, and Decking:

12.4.1. Indications of excessive age, wear and tear, neglect, and abuse.

12.4.2. Indications of damage, material defects, and loose, damaged, or missing components and fasteners at visible joists, stringers, and decking.

12.4.3. Indications of trip hazards.

12.5. Flotation and Water Management Devices:

12.5.1. Indications of excessive age, wear and tear, neglect, and abuse.

12.5.2. Indications of damage, deterioration, saturation, lack of buoyancy, and binding at visible and accessible flotation components, materials, and devices including bladders, tanks, sealed panels, anchors, fenders and water level management poles, posts, piling, and sleeves.

12.6. Lifts, Hoists, and Davits:

12.6.1. The inspector should report that the inspection of lifting equipment is a limited visual inspection and that lifting equipment should be serviced by a qualified technician prior to use to insure that there are no latent defects which could cause property damage or injury.

12.6.2. Indications of excessive age, wear and tear, neglect, and abuse.

12.6.3. Indications that equipment has bent, cracked, or loose booms or rails.

12.6.4. Indications that cables are frayed or fouled or that cable spools or reels are cracked or heavily worn.

12.6.5. Indications that drive belts are frayed and that electrical power cords are sun damaged.

12.6.6. Indications that motors and reels will work in both directions.

12.6.7. Indications that lifting or lowering is uneven, not level, lurches or slips.

12.7. Steps, Ladders, Fenders, and Cleats:

12.7.1. Indications of excessive age, wear and tear, neglect, and abuse.

12.7.2. Indications that steps and ladders are not securely fastened, damaged, or covered with marine growth.

12.7.3. Indications that fixed fenders are damaged or loose.

D. REPORTING GUIDELINES

1. The inspector will prepare a written home inspection report which:
   a. describes customary inspection components identified in this Standard which are present at the time of the inspection by at least one of the following:
      i. Unique type
      ii. Style
      iii. Principle characteristic
      iv. Manufacturer
      v. Other distinguishing feature.
   b. Reports the condition of inspected components and systems.
   c. If, in the judgment of the home inspector, a component or system appears to be in working condition and without significant defect, the inspector will report the condition as: "Functional".
2. If the inspector has concern that a component or system may be deficient, or near or past the end of its serviceable life, the inspector will:
   a. Describe the condition and the reason the inspector believes the component or system may be deficient, defective, or hazardous, or utilizes unconventional materials or is installed in an unconventional manner, or near the end of, or past its serviceable life if in the opinion of the inspector the reason is not self-apparent.
   b. Report the location of the apparent defect.
   c. Recommend maintenance, repair, replacement, monitoring, a second opinion, or further evaluation.
   d. Recommend the kinds of maintenance persons, technicians, service persons, craftsmen, or professionals who could provide a reliable second opinion and/or estimate for repairs or adjustments.
   e. Advise the client of possible implications or consequences associated with not taking action to correct, repair, monitor, or replace a deficient component or system, or of not having it reviewed for a second opinion prior to closing of the transaction.
3. The inspector will identify customary inspection components which were present at the time of the inspection but were not inspected and the reason why they were not inspected.

E. LIMITATIONS AND EXCLUSIONS

1. Inspections performed under these Standards are not an ex pressed or implied warranty, guarantee, insurance policy, or re-pair service contract, agreement, or instrument of any kind concerning the adequacy, performance, or continued performance, of any component or system, in, on, or about the property.

2. Inspections performed under these Standards are not to be construed to be a compliance inspection of any code, governmental regulation, or manufacturer's installation instructions or procedures. In the event a law, statute, ordinance, code, or manufacturer's requirements prohibit an action described by these Standards, the inspector is relieved of the obligation to adhere to the prohibited part of the Standard.

3. Reporting the remaining service life of a component or system shall not be required when the inspector is not able to determine the then current age of a component or system.

4. The inspector is not required to perform any task, make any determination, or report any condition not specifically included in these Standards, except as may be required by lawful authority.

5. The inspector is not required to:
   a. Determine and/or report the cause of any condition identified in an inspection report.
   b. Inspect any component which is not readily accessible or visible.
   c. Move personal property including furniture, stored items, ob structions, or debris of any kind in order to make a component or system accessible.
   d. Lift or move floor, wall, or ceiling coverings or panels.
   e. Access any area, component, or system, or perform any task which may, in the opinion of the inspector, cause damage or injury, or where specialized equipment is needed.
   f. Access any area containing standing water or saturated surfaces.
   g. Inspect buildings, decks, patios, retaining walls, and other structures detached from the house (other than detached garages).
   h. Activate any component or system which has been shut down or winterized, or does not respond to normal controls.
   i. Operate any system when doing so might, in the opinion of the inspector, cause damage to equipment or interfere with pre-programmed settings.
   j. Light any pilot light.
   k. Measure air flow, balance, or pressure.
   l. Inspect elevators, chair lifts, and dumb waiters.
   m. Determine the efficiency, adequacy, or capacity of any equipment or system.
   n. Report any cosmetic defect.
   o. Use any special tool or device, instrument, or testing equipment except as specifically required by this Standard.
   p. Report the presence, location, or condition of utilities, wells, septic tanks, clean-outs, fuel tanks, utility lines, and other similar components which may be buried underground or otherwise hidden or not visible.

q. Inspect or report the condition of a flue liner, heat exchanger, or water heater tank, coil, or sacrificial rod.
r. Disassemble, probe, or otherwise cause damage for the purpose of determining the condition of any component or system.
s. Offer any opinion which requires a license or certification the inspector has not earned, or which exceeds the knowl edge or understanding of the inspector.
t. Test or operate any main disconnect, main water valve, fixture stop valve, float switch, gas valve, fuel oil valve, or fire suppression equipment.
u. Inspect or report the type or condition of any component or system related to the transport of a manufactured home, included but not limited to wheels, axels, and tongue.

6. The inspector is not required to operate or inspect:
a. Recreational facilities or equipment.
b. Electronically controlled gates, awnings, and storm shutters, decorative fountain pumps, photo electrically controlled devices except where present at anti-entrapment devices installed at overhead garage type doors, and low voltage devices or systems.
c. Switches or valves which are not labeled or for which operating instructions are not available or understood, or which are controlled by pre-programmed timers.
d. Inspect ancillary systems and equipment including but not limited to low voltage wiring, audio/video equipment, intercoms, home security equipment, low voltage relays, smoke, heat, or carbon monoxide detectors, radon vents, antenna, electric de-icing tapes, lawn irrigation system wiring, swimming pool wiring, or any device controlled by a timer, remote control, or programmable device.
e. Equipment or devices which are shut down, winterized, dis connected from required utilities, or which have been taken out of service in some other manner.
f. Property, systems, components, or equipment the inspector has reason to believe is common property of a homeowner's association, condominium, or other similar joint ownership arrangement.
g. Lawn irrigation systems

7. The inspector is not required to determine or measure:
a. Indoor air quality.
b. The presence or absence of any form of microbial, biological, chemical, allergenic, toxic, or otherwise hazardous substance.
c. The presence or absence of hazardous vapors, liquids, gases, particulates, or residue or other similar substances, including those associated with clandestine drug manufacturing, hazmat sites, landfills, and/or nearby manufacturing, processing, or storage facilities, and similar other sources.
d. The presence or absence or the extent of damage caused by termites or other wood destroying organisms, rodents, or other vermin, unless the reporting of damage is required as part of an inspection component or system specified for inspection under the NAHI Standards.
e. Pressure, suction, flow, volume, capacity, calibration, timing, temperature, efficiency, or other operational characteristics or conditions except as may be specifically

8. The inspector is not required to collect or report information from any source regarding:
a. Geologic, hydrologic, flood, seismic, electromagnetic, or environmentally hazardous conditions, boundaries, or zones.
b. Property lines, setbacks, easements, and encroachments.
c. The type, health, or condition of any plant except as it may adversely impact the principle structure.
d. Manufacturers' recalls or conformance with manufacturers' installation, service, or operating requirements.
e. Past or current violations of statutes, codes, ordinances, rules, or regulations.
f. Real estate tax, insurance, appraisals, or banking matters.

9. Site Specific Limitations and Exclusions - The inspector is not required to:
a. Inspect fences or privacy walls.
b. Evaluate the condition of trees, shrubs, or other vegetation (except as conditions may adversely affect the structure).

10. Foundation, Ground Floor, Basement/Crawl Space Specific Limitations and Exclusions – The Inspector is not required to:
a. Access wet crawl spaces

11. Exterior (House, Carport, Attached and Detached Garage) Specific Limitations and Exclusions – The inspector is not required to:
a. Inspect shutters, awnings, storm doors, storm windows, and similar accessories.
b. Inspect security locks, devices, or lock systems (other than customary locksets).
c. Inspect insulation and vapor barriers inside walls.
d. Inspect chimney flues and liners.
e. Inspect window glass thermal seals or report the type of window glass.

12. Roof and Attic Specific Limitations and Exclusions – The inspector is not required to:
a. Determine if a roof will leak or the source location of a leak.
b. Inspect antennas, lightening arrestors, powered roof ventilators, and similar accessories.
c. Inspect internal gutter and downspout systems and related underground drainage piping.
d. Determine the presence of manufacturer's defects, installation defects, recalls, or number of layers.
e. Determine the adequacy of attic ventilation.

13. Electrical Specific Limitations and Exclusions – The inspector is not required to:
a. Determine if any or all of the electrical service is privately or publically owned or operated.
b. Energize the home or any circuit by engaging any main switch, overcurrent protection device, or disconnect.
c. Open any electric panel or sub-panel which does not have a clear and safe working area as determined by the inspector at the time of the inspection.
d. Move any personal property or dismantle any obstruction blocking safe access (as determined by the inspector) to a panel, sub-panel, or electrical device.
e. Insert any tool, probe, or testing device into a main or sub-panel, or adjust any electrical device, lug, fitting, connector, component, or setting.

f. Test every switch, receptacle, or fixture.
g. Remove switch or receptacle cover plates.
h. Determine amperage, voltage, voltage drop, impedance, or load calculations at any device other than at the main disconnect.
i. Verify continuity of service grounds.
j. Operate or inspect any equipment related to an unconventional, off the grid, or alternative source of power even if it is the principle source of power, or any equipment related to a backup source of power.

14. Plumbing Specific Limitations and Exclusions – The inspector is not required to:
a. Determine if any of the plumbing related components or systems is privately or publically owned or operated.
b. Operate any main, branch, or fixture stop valve.
c. Inspect on-site waste disposal components including septic tanks, drain fields, and cesspools.
d. Determine the location of a drain outfall.
e. Determine capacity, volume, or flow of any component or system.
f. Inspect water conditioning equipment.
g. Inspect private water supplies.
h. Inspect gas systems for material defects or leaks.
i. Inspect on-site wells or waste water collection and treatment systems and equipment.
j. Inspect devices connected to appliances.
k. Report the location of fuel tanks.
l. Verify operation of vacuum breakers or check valves.

15. Heat Specific Limitations and Exclusions – The inspector is not required to:
a. Determine if a furnace heat exchanger is cracked or dam aged.
b. Inspect heating system accessories such as humidifiers, air purifiers, motorized dampers, or heat reclaimers.
c. Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters, or solar heating devices.
d. Determine clearances to combustibles or adequacy of combustion air.
e. Ignite solid fuel fires to determine performance or condition, or to determine clearances to combustibles.

16. AC Specific Limitations and Exclusions – The inspector is not required to:
a. Operate or inspect gas-fired refrigeration systems or wall or window-mounted air conditioning units.
b. Operate or inspect any AC equipment or system when outside air temperature is below 65° F.
c. Check electrical current draw.
d. Operate digital thermostats.

17. Interior (Including Garage) Specific Limitations and Exclusions – The inspector is not required to:
a. Determine if bath and/or kitchen fans exhaust to the exterior.
b. Determine if shower pans and tub surrounds leak.
c. Light or extinguish any solid fuel fire, or move debris for the purpose of inspecting fireplace or wood stove surfaces.
d. The amount of pressure exerted on an object before a garage vehicle door will reverse.

18. Household Appliance Specific Limitations and Exclusions – The inspector is not required to:
a. Report the condition of any component not identified in this section as an Inspection Component; any cosmetic defect; or the presence or absence of appliance accessories such as oven racks, central vacuum system hoses and attachments, and freezer drawers.
b. Inspect or operate any: trash compactor, water filter or treatment device; walk in freezers, coolers, or wine chillers; more than one cycle of any household appliance, self-cleaning oven cycle, or appliance extended cycle; portable countertop appliances, Wi-Fi or remote controlled device, fire suppression equipment, gas shut-off valve; or an appliance or device which appears to be hazardous or shut down or which is not connected to necessary utilities.
c. Determine: If microwave ovens leak microwaves, if any appliance is electrically grounded, the presence of latent or hidden defects, the terminus of any exhaust fan; or that any appliance is installed in compliance with manufacturers' instructions or is the subject of a recall notice.
d. Connect any appliance to a utility.
e. Perform any diagnostic test, calibration, or appliance service.

19. Pool and Spa Specific Limitations and Exclusions – The inspector is not required to:
a. Report the condition of any component not listed in this section as an Inspection Component or any cosmetic defect.
b. Come in contact with the pool water.
c. Inspect pool door, window, or gate alarms and similar safety devices.
d. Determine: water chemistry, the presence of any crack, leak, or latent defect; pressure, volume, flow rate, timing, or calibration of any device or component; the efficiency or effectiveness of any device or component including drains, jets, nozzles, pumps, filters, heaters, blowers, and sensors; or the continuity of any electrically bonded component.
e. Operate: any device, component, or equipment which, in the opinion of the inspector, appears to be defective, damaged, or hazardous; any tight valve, damaged switch, or ungrounded equipment; any device through more than one cycle, or through an extended cycle; any gas valve or light any pilot light; any over-ride valve or control; any system which is operated by multiple pumps, blowers, heaters, timers, or valves; any un-labeled switch or valve; any pool cleaning equipment which is connected to a suction port by a flexible hose; any equipment which has been shut down or winterized or where water quality is too poor to see the bottom of the deepest part or where the bottom drain appears to be blocked or clogged.

20. Dock and Seawall Specific Limitations and Exclusions – The inspector is not required to:
a. Report: the condition of any component not included in this section as an Inspection Component; any cosmetic defect.
b. Inspect or boat house or re-inspect at different tide or water levels.
c. Come in contact with the water.
d. Determine: pressure, volume, capacity, load, speed, calibration, or any other operational characteristic of any component or through more than one cycle; the structural integrity or operating characteristics of any component

including knuckles, fasteners, spools, reels, stops, brakes, cables, lines, fenders, cleats, and bollards; the presence of voids behind or washouts below seawalls and bulkheads; the presence of latent defects including those below water level and those resulting from a poor angle of repose.

e. Operate: any component which in the opinion of the inspector is dangerous, damaged, or hazardous; any tight valve or control and valves and controls which are not labeled; any un-grounded device; any lift, davit, or hoist, whether loaded or non-loaded when operating capacities or procedures are unknown by the inspector or when cables are frayed or fouled, booms are damaged, heavily rusted, or bent, or where motors seem to be under unusual stain.

f. Lower any craft into the water when the bottom cannot be seen by the inspector.

F. GLOSSARY

Conventions: Depending upon context;
And can also mean or
Will can also mean shall and must
May can also mean might
Singular can include plural

Accessible: A condition determined by the inspector which allows the inspector to safely observe a component or system at arm's length without the need to move obstacles, the need for personal protection equipment, the use of special tools or equipment, contact with hazardous substances, or the need for coded or keyed access, or access resulting in damage or requiring third party permission, and other similar observation limitations. Readily accessible.

Activate: To enable devices, equipment, or systems to operate or work by using customary means including opening main gas or water valves, fixture stop valves, or by energizing any portion of the electrical system at a main disconnect, service disconnect, circuit breaker or fuse.

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.

Area of Concern: A determination an average prudent home inspector ought to make regarding an apparent defect.

Circuit Interrupter Device: Devices such as Ground Fault Circuit Interrupter (GFCI) receptacles and circuit breakers and Arc Fault Circuit Interrupter (AFCI) circuit breakers which are intended to stop the flow of current in the event of a fault.

Common Area: Areas the home inspector believes may be of common ownership and/or use by residence of a condominium or homeowners association. Areas of a property believed to be outside the exclusive use or control of a resident.

Condition: Mode or state of being; state or situation; essential quality; attribute.

Cosmetic: Of, relating to, or something done for the sake of the aesthetic appearance of a component and not the serviceability or functionality of the component.

Cosmetic Defect: An aesthetic condition which does not interfere with performance.

Customary: According to custom or usage; founded on, or growing out of or dependent upon a custom associated with a region or local practice; ordinary, usual, common.

Damage: Loss or deterioration which interferes with the serviceability or functionality of a component.

Defect: A deficiency in something essential to its customary and safe use. Significantly deficient. For purposes of a home inspection, an apparent defect; a patent defect.

Defect (Latent): A deficiency which is not apparent by reasonable observation.

Deficient: Lacking a quality which allows an intended function. A defect.

Detrimental: Any condition which, 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.

Door: A moveable member, together with its related hardware, casings, jambs, stops, glazing, trim, and thresholds, used to close or open a passageway.

Engage: To supply electrical current to a circuit at an overcurrent protection device or service disconnect, or to supply water or gas at the utility meter or primary valve. To activate a system.

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, or to inspect components or systems which are not safely or readily accessible.

Excessive: Beyond what the observer would normally expect of similar items under similar circumstances. Unusual.

Excessive Age: Beyond reasonably expected service life.

Floor/Sub Flooring: The horizontal structural member which may be or which may support the walking surface.

Floor Covering: The wear surface installed upon the floor or sub-floor.

Foundation: The entire substructure below a building or building component, including the footing, upon which the building rests.

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: A subjective determination that a system or component is 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. Serviceable. Working Condition. Functional does not mean perfect or like new condition.

Functional Drainage: A subjective opinion regarding 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: A subjective opinion regarding the uninterrupted movement of a liquid from one place to another in a reasonable amount of time.

Grade: The surface or slope condition of the ground.

Hazardous: A condition which in the opinion of the inspector is likely to be harmful, injurious, or lethal.

Home: A dwelling unit installed on or constructed at a building site including a single family home, manufactured home, modular home, or a specific dwelling unit located in a multi-family structure.

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

Household Accessory: Non-essential items including but not limited to window and door coverings such as drapes, blinds, curtains, valances, shutters, awnings, storm window panels, and solar treatments: coverings such as carpets, rugs, floor tile, hardwood, and vinyl flooring; tub and shower wands; area fans and portable single room heating and cooling units; countertop kitchen type appliances; computer, programmed, or timer operated devices; built in ironing boards, intercom systems, stair lifts, elevators, dumbwaiters, laundry and trash chutes, electronic air cleaners, humidifiers, de-humidifiers, water purification devices , heat lamps, and similar devices.

Indication: An observation based upon a limited visual inspection which points to a common sense inference or conclusion.

Inspect: The act of looking at a component or system as outlined in these Standards for the purpose of determining condition.

Inspection Components: Those systems and components which are customarily looked at during a home inspection. The scope of the inspection.

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

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

Invasive: Opening, disassembling, or using force or specialty tools, or causing damage in order to gain access to a sealed system or component.

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

Limited Visual Inspection: To subjectively look at visible and readily accessible components and systems of a home to determine apparent conditions.

Look: 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 similar thing of similar age, installation, and application would be expected to be or to perform under similar circumstances.

Operable: Capable of performing an intended function. Not shut down.

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

Out Building: A freestanding structure not attached to the principle structure except by utilities.

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

Portable Appliances: Household and personal devices which, for matters of convenience, are designed to be customarily disconnected from utilities and stored after each use.

Principle Structure: The home. In the case of a home in a multi-home structure, the area of a residence which is exclusive of common areas or third party ownership.

Qualified Person: An individual who has knowledge, skills, training, and/or practical experience as well as customary certifications or licenses as may be required to design, service, maintain, repair, replace, consult, or give advice regarding the condition or operation of a component or system.

Readily Accessible: Accessible.

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

Service Life: A subjective opinion of the period of remaining expected usefulness; at a minimum, service life may coincide with the term of a manufacturer's warranty.

Shut Down: The condition of a component or system when it has been deactivated by turning off a main or stop valve, by disconnecting electrical service at a circuit breaker, fuse, or disconnect, or by using other similar means to prevent the thing from operating at will.

Significantly Deficient: A subjective determination that a component or system is lacking a condition or quality that prevents the component or system from performing in a manner a similar system or component of similar type, age, wear and tear, installation, application and/or operation, would be expected to perform. Defective

Signs: An indication or token based upon a limited visual inspection which points to a common sense inference or conclusion.

Specialized Equipment: Any tool or device other than a customary hand tool used by an ordinary person or the use of which requires training.

Standard of Care: The average degree of skill, care, diligence, and scope of work exercised by other inspectors in the same geographical area while performing a similar tasks.

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

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

Unconventional: Not ordinary.

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

Window: An assembly usually consisting of glazing, a frame, appurtenances, related hardware and trim, installed in an exterior wall for the purpose of admitting light and/or air, or as an emergency passage way.

Working Condition: A subjective determination that a component or system is able to perform a selected function in a manner a similar thing of similar age, installation, and application would be expected to perform under similar circumstances. Functional. Serviceable.

