

**THE STANDARD OF PRACTICE FOR HOME INSPECTIONS
FOR THE HOME INSPECTION PROFESSION**



**AMERICAN
SOCIETY
OF HOME
INSPECTORS**

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Preface

HOME INSPECTION

Home inspections were being performed in the mid-1950s and, by the early 1970s, were considered by many consumers to be essential to a real estate transaction. The escalating demand was due to a growing desire by consumers to learn about the condition of a house prior to purchase. Meeting the expectations of consumers required a unique discipline, distinct from construction, engineering, architecture, or municipal building inspection. As such, home inspection requires its own set of professional guidelines and qualifications. The American Society of Home Inspectors (ASHI) was formed in 1976 and established the ASHI Standard of Practice for Home Inspections and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate information.

American Society of Home Inspectors

As the oldest and most respected organization of home inspectors in North America, ASHI takes pride in its position of leadership. Its Membership works to build public awareness of home inspection and to enhance the technical and ethical performance of home inspectors.

Standard of Practice for Home Inspections

The ASHI Standard of Practice for Home Inspections guides home inspectors in the performance of their inspections. Subject to regular review, the Standard of Practice for Home Inspections reflects information gained through surveys of conditions in the field and of the consumers’ interests and concerns. Vigilance has elevated ASHI’s Standard of Practice for Home Inspections so that today it is the most widely accepted home inspection guideline and is recognized by many government and professional groups as the definitive standard for professional performance.

Code of Ethics for the Home Inspection Profession

ASHI’s Code of Ethics stresses the home inspector’s responsibility to report the results of the inspection in a fair, impartial and professional manner, avoiding conflicts of interest.

ASHI Membership

Selecting the right home inspector can be as important as finding the right home. ASHI Certified Inspectors have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standard of Practice for Home Inspections. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI’s Standard of Practice for Home Inspections and Code of Ethics. Membership in the American Society of Home Inspectors is well-earned and maintained only through meeting requirements for continuing education.

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Members of ASHI may utilize the Standard of Practice for Home Inspectors solely in their own home inspection services.

Introduction

The American Society of Home Inspectors[®], Inc. (ASHI[®]) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private home *inspectors*. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' *inspection* services to the public.

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1. PURPOSE AND SCOPE

1.1. The purpose of this document is to establish a minimum standard (Standard) for *home inspections* performed by *home inspectors* who subscribe to this Standard. *Home inspections* performed using this Standard are intended to provide the client with information about the condition of inspected *systems* and *components* at the time of the *home inspection*.

1.2. The *Inspector* shall:

- A. *inspect and describe the readily accessible*, visually observable, *installed systems* and *components* listed in this Standard.
- B. provide the client with a written report, using a format and medium selected by the *inspector*, that states:
 - 1. *the condition of those systems and components specified in this Standard that are*, in the professional judgment of the *Inspector*, not functioning properly, *significantly deficient a material defect, unsafe*, or are near, at, or beyond the end of their *normal useful service lives*.
 - 2. *the recommendations to correct, or monitor for future correction, the deficiencies reported in 1.2.B.1, or items needing further evaluation,*
 - 3. *the reasoning or explanation as to the nature of the deficiencies reported in 1.2.B.1, that are not self-evident,*
 - 4. those *systems* and *components* designated for inspection in this Standard that were present at the time of the *home inspection* but were not inspected and the reason(s) they were not inspected.
- C. ~~*adhere to the ASHI® Code of Ethics for the Home Inspection Profession.*~~

1.3. This Standard is NOT intended to limit the *Inspector* from:

- A. including other services or *systems* and *components* in addition to those required in Section 1.2.A.

- B. designing or specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.
- C. excluding *systems* and *components* from the *inspection* if requested or agreed to by the client.

2. STRUCTURAL COMPONENTS

2.1. The *Inspector* shall:

- A. *inspect the visible and accessible structural components.*
- B. *describe the type and material of the:*
 - 1. foundation.
 - 2. floor structure.
 - a. subfloor.
 - b. floor joists.
 - c. beams/girders.
 - d. columns/piers/pads.
 - 3. wall structure.
 - 4. ceiling structure.
 - 5. roof structure.
 - a. sheathing/decking.
 - b. framing.
- C. *state the condition of those systems and components specified in this Standard that are, in the professional judgment of the Inspector, not functioning properly, a material defect, unsafe, or are near, at, or beyond the end of their normal useful lives:*
 - 1. foundation.
 - 2. floor structure.
 - a. subfloor.
 - b. floor joists.
 - c. beams/girders.
 - d. columns/piers/pads.
 - 3. wall structure.
 - 4. ceiling structure.
 - 5. roof structure.
 - a. sheathing/decking.
 - b. framing.
- D. *state the location of the access to and methods used to inspect under-floor crawlspaces and attics.*

2.2 The Inspector is NOT required to:

- A. provide *engineering or architectural services* or analysis, including calculations regarding roof loading by any roof structures or environmental conditions.
- B. offer an opinion about the adequacy of *structural systems and components*.
- C. enter *under-floor crawlspace areas and attics* that are not readily accessible or have less than 24 30 inches of vertical clearance and 30 inches of horizontal clearance between components and the ground or that have an access opening smaller than 16-18 inches by 24 inches.
- D. traverse attic load bearing components that are concealed by insulation or by other materials.

3. EXTERIOR COMPONENTS

3.1. The Inspector shall:

- A. inspect the visible and accessible:
 - 1. wall coverings (siding), flashing and trim.
 - 2. exterior doors and windows.
 - 3. attached and adjacent balconies, stoops, steps, ramps, porches, and their associated railings guards and handrails.
 - 4. eaves, soffits, and fascias where accessible from the ground level.
 - 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.
 - 6. walkways, patios, and driveways.
- B. describe the type and material of the:
 - 1. wall coverings (siding).
- C. state the condition of those systems and components specified in this Standard that are, in the professional judgment of the Inspector, not functioning properly, a material defect, unsafe, or are near, at, or beyond the end of their normal useful lives:
 - 1. wall coverings (siding), flashing and trim.
 - 2. exterior doors and windows.
 - 3. attached and adjacent balconies, stoops, steps, ramps, porches, and their associated guards and handrails, eaves, soffits, and fascias where accessible from the ground level.
 - 4. eaves, soffits, and fascias where accessible from the ground level.

- 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.
- 6. walkways, patios, and driveways.

3.2 The Inspector is NOT required to inspect:

- A. storm doors, storm windows, screening, shutters, awnings, and similar seasonal accessories.
- B. fences, boundary walls, and similar structures.
- C. geological and soil conditions.
- D. recreational facilities.
- E. outbuildings other than garages and carports.
- F. seawalls, breakwalls, and docks.
- G. erosion control and earth stabilization measures.
- H. sidewalks along the street, whether public or private.

4. DECK AND BALCONY COMPONENTS

4.1 The Inspector shall:

- A. inspect the visible and accessible:
 - 1. framing including ledger boards, joists, and beams.
 - 2. supporting members.
 - 3. footings and piers.
 - 4. walking surface.
 - 5. guards and handrails.
 - 6. stairs and landings.
- B. describe the type and material of the:
 - 1. framing.
 - 2. walking surface.
 - 3. guards and handrails.
- C. state the condition of those systems and components specified in this Standard that are, in the professional judgment of the Inspector, not functioning properly, a material defect, unsafe, or are near, at, or beyond the end of their normal useful lives:
 - 1. framing.
 - 2. walking surface.
 - 3. guards and handrails.

4.2 The Inspector is NOT required to determine:

- A. determine adequacy and load capacity of framing, footings, and piers.
- B. enter the underside of a deck that has less than 30 inches of vertical clearance and 30 inches of horizontal clearance between components and the

ground or that has an access opening smaller than 18 inches by 24 inches or inspect the underside of a deck that is more than 14 feet above grade level.

5. ROOFING SYSTEM COMPONENTS

5.1 The Inspector shall:

- A. inspect the visible and accessible:
 - 1. roofing materials.
 - 2. roof drainage systems.
 - 3. flashing.
 - 4. skylights, chimneys, and other roof penetrations.
- B. describe the type and material of the roofing.
 - ~~1. roofing materials.~~
 - ~~2. methods used to inspect the roofing.~~
- C. state the condition of those systems and components specified in this Standard that are, in the professional judgment of the Inspector, not functioning properly, a material defect, unsafe, or are near, at, or beyond the end of their normal useful lives:
 - 1. roofing.
 - 2. roof drainage systems.
 - 3. flashing.
- D. state the methods used to inspect the roofing.

5.2 The Inspector is NOT required to inspect:

- A. antennas.
- B. interiors of vent systems, flues, and chimneys that are not readily accessible.
- C. other installed accessories.

5.3 The Inspector is NOT required to walk roofs.

6. PLUMBING SYSTEM COMPONENTS

6.1 The Inspector shall:

- A. inspect the visible and accessible:
 - 1. interior water supply service and predominant distribution systems including fixtures and faucets.
 - 2. predominant interior drain, waste and vent systems including fixtures.
 - 3. water heating equipment and hot water supply systems.
 - 4. vent systems, flues and chimneys.
 - 5. above ground fuel storage and fuel distribution systems.

6. sewage ejectors, sump pumps and related piping.

B. describe the:

- 1. predominant type and material of interior water service and distribution systems, drain, waste and vent pipes.
- 2. type and material of water heating equipment, including energy source(s).
- ~~3. location of main water and fuel shut-off valves.~~
- 3. location of the:
 - a. main water service pipe shutoff valve.
 - b. main fuel supply shutoff valve.
 - c. main waste cleanout.
- 4. presence of an installed expansion tank(s).
- C. state the condition of those systems and components specified in this Standard that are, in the professional judgment of the Inspector, not functioning properly, a material defect, unsafe, or are near, at, or beyond the end of their normal useful lives:
 - 1. interior water service and distribution systems, drain, waste and vent pipes.
 - 2. water heating equipment.
 - 3. fuel storage and fuel distribution system.

6.2 The Inspector is NOT required to:

- A. inspect:
 - 1. clothes washing machine connections.
 - 2. interiors of vent systems, flues and chimneys that are not readily accessible.
 - 3. wells, well pumps, pressure pumps, bladder tanks, and water storage tanks, water filters, and related well or water storage tank equipment and components.
 - 4. water conditioning systems.
 - 5. solar and renewable energy technologies.
 - 6. manual and automatic fire extinguishing and sprinkler systems.
 - 7. lawn and landscape irrigation systems.
 - 8. septic and other sewage disposal or wastewater treatment systems.
 - 9. or determine the effectiveness of:
 - a. anti-scald devices.
 - b. condensate control and disposal.
 - c. drain stoppers.

- d. fixture overflow protection.
- 10. or test for gas or fuel leaks or indications of gas or fuel leaks.
- 11. fuel storage tanks or supply systems.
- B. *determine*:
 - 1. whether water supply and sewage disposal are public or private.
 - 2. water quality.
 - 3. the adequacy of combustion air *components*.
 - 4. the function of the temperature pressure relief valve, pressure reducing valve, expansion tank, backflow preventers, anti-siphon device, water circulation system, and anti-scald devices.
 - 5. the type of geothermal *system*.
 - 6. or measure water supply flow and pressure and well water quantity.
 - 7. the adequacy of whirlpool or spa design features.
 - 8. whether there are sufficient cleanouts for effective drain cleaning.
 - 9. the presence or condition of polybutylene (PB), polyethylene (PE), or similar plastic piping and components.
- C. fill shower pans and fixtures, tub and shower surrounds or enclosures to test for leaks leakage or functional overflow protection.
- D. remove the cover on a tankless water heater cabinet.
- E. test, operate, open or close:
 - 1. temperature/pressure relief valves.
 - 2. safety controls.
 - 3. manual stop valves.
 - 4. check valves.
 - 5. control valves
- F. evaluate the plumbing system for the proper design or sizing of any water, drain, waste or vent components including, but not limited to pipes or fixtures, or compliance with conservation, energy or standards.
- G. evaluate or determine the time to obtain hot water at any fixture or perform testing of any kind to water heater elements.

7. ELECTRICAL SYSTEM COMPONENTS

7.1. The *Inspector* shall:

- A. *inspect the visible and accessible*:
 - 1. service drop.
 - 2. service entrance conductors, cables, and raceways.
 - 3. service equipment and main disconnects.
 - 4. service **bonding and grounding**.
 - 5. interior *components* of **panelboards** (service panels and subpanels).
 - 6. conductors.
 - 7. overcurrent protection devices (fuses and circuit breakers).
 - 8. a *representative number* of installed lighting fixtures, switches and receptacles, ground fault circuit interrupters (GFCI's) and arc fault circuit interrupters (AFCI's) **when possible**.
- B. *describe* the:
 - 1. amperage rating of the service.
 - 2. location of main disconnect(s) and subpanels.
 - 3. presence or absence of smoke alarms and carbon monoxide alarms.
 - 4. ***type and material of the*** predominant branch circuit wiring method.
 - 5. ***type and material of*** overcurrent protection devices (fuses and circuit breakers).
- C. *describe* the presence, where visible and if readily identifiable, of:
 - 1. solid conductor aluminum branch circuit wiring.
 - 2. knob and tube branch circuit wiring.
 - 3. whole house surge protection device(s).
 - 4. EV charging systems and related components.
 - 5. stand-by power generation and storage systems, transfer switching and related components.
 - 6. smart home systems.
- D. state the condition of those *systems and components* specified in this Standard the that are, in the professional judgment of the *Inspector*, not functioning properly, a *material defect, unsafe*, or are near, at, or beyond the end of their normal useful lives:
 - 1. the service drop.
 - 2. the service entrance conductors, cables, and raceways.
 - 3. the service equipment and main disconnects.
 - 4. the service bonding and grounding.
 - 5. the interior *components* of panelboards (service panels and subpanels).
 - 6. the conductors.
 - 7. the overcurrent protection devices (fuses and circuit breakers).

8. a representative number of installed lighting fixtures, switches and receptacles, ground fault circuit interrupters (GFCI's) and arc fault circuit interrupters (AFCI's) when possible.

- C. describe the:
 1. type of system (i.e., forced air furnace, heat pump, steam boiler, hot water boiler, electric, geothermal, evaporative cooler, hybrid, ductless mini-split, etc.).
 2. energy source(s).
 3. **permanently installed heating and cooling systems.**
 4. vent systems, flues and chimneys.
 5. distribution systems.
- D. state the condition of those systems and components specified in this Standard that are, in the professional judgment of the Inspector, not functioning properly, a material defect, unsafe, or are near, at, or beyond the end of their normal useful lives:
 1. **permanently installed heating and cooling systems.**
 2. vent systems, flues, and chimneys.
 3. distribution systems.
 4. whole house fans.
- E. state the presence of:
 1. heat recovery ventilator (HRV).
 2. energy recovery ventilator (ERV).
 3. smart ventilation system.

7.2. The Inspector is NOT required to:

- A. inspect:
 1. remote control devices.
 2. or test smoke and carbon monoxide alarms, security systems and other signaling and warning devices.
 3. low voltage wiring systems and components.
 4. ancillary wiring systems and components not a part of the primary electrical power distribution system.
 5. photovoltaic (solar), geothermal, wind and other renewable energy systems.
 6. lightning arrestor systems.
 7. de-icing systems.
 8. EV charging equipment and related components.
 9. stand-by power generation and storage systems, transfer switching and related components.
- B. measure amperage, voltage and impedance.
- C. determine the age and type of smoke alarms and carbon monoxide alarms.
- D. operate or determine the functionality and control of any smart home devices and/or systems, communication, and automation.
- E. insert any tool, probe or testing device inside electrical panels.
- F. dismantle any electrical device or control other than to remove the covers of panelboards (service panels and subpanels).
- G. activate any electrical systems or branch circuits that are not energized.
- H. determine the accuracy of any labeling.

8.2 The Inspector is NOT required to:

- A. inspect:
 1. interiors of vent systems, flues and chimneys that are not readily accessible.
 2. heat exchangers.
 3. humidifiers and dehumidifiers.
 4. electronic air cleaning and sanitizing devices.
 5. heating and cooling units that are not permanently installed or that are installed in windows.
 6. ~~heating and cooling systems using ground-source, water source,~~ solar and renewable energy technologies.
 7. automatic venting systems.
 8. condensate control and disposal.
 9. automatic setbacks, timers, programs or clocks.
 10. mechanical ventilation systems such as:
 - a. heat recovery ventilator (HRV).
 - b. energy recovery ventilator (ERV).
 - c. smart ventilation system.

8. HEATING, VENTILATION AND AIR CONDITIONING (HVAC) SYSTEMS COMPONENTS

8.1. The Inspector shall:

- A. open readily openable access panels
- B. inspect the visible and accessible:
 1. **permanently installed heating and cooling equipment systems.**
 2. vent systems, flues, and chimneys.
 3. distribution systems.
 4. whole house fans.

- B. *determine*:
 1. **heating and cooling** supply adequacy and distribution balance.
 2. the adequacy of combustion air *components*.
 3. the type of geothermal *system*.
 4. **thermostat calibration**.
- C. **operate HVAC equipment when weather conditions or other circumstances may cause damage to the system**.

9. INTERIOR COMPONENTS

9.1 The *Inspector* shall:

- A. *inspect* the **visible and accessible**:
 1. walls, ceilings and floors.
 2. **ramps, steps, stairways, landings, guards and railings handrails**.
 3. countertops and a *representative number* of *installed kitchen wall cabinets to determine if secure*.
- B. *inspect*:
 1. a *representative number* of doors and windows.
 2. garage vehicle doors and **automatic door openers**.
 3. **household appliances** (i.e. *installed* ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines and food waste **disposers**) by using *normal operating controls* to activate the primary function.
- C. **state the condition of those systems and components specified in this Standard that are, in the professional judgment of the *Inspector*, not functioning properly, a material defect, unsafe, or are near, at, or beyond the end of their normal useful lives**:
 1. walls, ceilings and floors.
 2. ramps, steps, stairways, landings, guards and handrails.
 3. countertops and a *representative number* of *installed kitchen wall cabinets with respect to their being secure*.

9.2 The *Inspector* is NOT required to *inspect*:

- A. paint, wallpaper, and other finish treatments.
- B. floor coverings.
- C. window treatments.

- D. coatings on and/or the hermetic seals between panes of window glass.
- E. **safety glazing**.
- F. central vacuum *systems*.
- G. *recreational facilities*.
- H. *installed* and free-standing kitchen and laundry appliances not listed in Section 9.1B3.
- I. appliance thermostats including their calibration, adequacy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, other specialized features of the appliance **and microwave radiation leakage**.
- J. *operate*, or confirm the operation of every control and feature of an inspected appliance.

9.3 The *Inspector* is NOT required to:

- A. move suspended ceiling tiles or panels.
- B. move personal possessions, furniture, stored items, or any coverings such as carpets or rugs in order to inspect the concealed flooring.
- C. *operate* any security bar release and opening mechanisms, whether interior or exterior.

10. INSULATION COMPONENTS AND VENTILATION SYSTEM

10.1 The *Inspector* shall:

- A. *inspect* the **visible and accessible**:
 1. insulation, **ventilation**, and vapor retarders in **crawl spaces, foundation areas and unfinished attic spaces**.
 - ~~2. ventilation of attics and foundation areas.~~
 - ~~3. kitchen, bathroom, laundry, and similar exhaust systems.~~
 2. **mechanical or similar exhaust systems** for the kitchen(s), bathroom(s) and laundry areas.
 3. clothes dryer exhaust *systems*.
- B. ~~describe~~ **state the presence or absence of**:
 1. insulation and vapor retarders in unfinished spaces **at conditioned surfaces**.
 - ~~2. absence of insulation in unfinished spaces at conditioned surfaces.~~
 2. a radiant barrier.
 3. **permanently installed dehumidification systems**.

- C. state the condition of those *systems* and *components* specified in this Standard that are, in the professional judgment of the *Inspector*, not functioning properly, a *material defect*, *unsafe*, or are near, at, or beyond the end of their normal useful lives:
 1. insulation, ventilation, and vapor retarders in crawl spaces, foundation areas and unfinished attic spaces.
 2. mechanical or similar exhaust *systems* for the kitchen(s), bathroom(s) and laundry areas.
 3. clothes dryer exhaust *systems*.

10.2 The *Inspector* is NOT required to:

- A. disturb or move insulation or vapor retarders.
- B. break or otherwise damage the surface finish or weather seal on or around attic and crawl space access panels or covers.
- C. identify the composition or R-value of insulation.
- D. *activate* thermostatically operated or solar powered fans.
- E. determine the adequacy of ventilation in attics and crawl spaces.

11. FIREPLACES AND FUEL-BURNING APPLIANCES

11.1. The *Inspector* shall:

- A. *inspect the visible and accessible*:
 1. fuel-burning fireplaces, stoves, and fireplace inserts.
 2. fuel-burning accessories *installed* in fireplaces.
 3. chimneys and vent *systems*.
 4. *permanently installed* electric fireplaces.
 5. mantles, hearth, and fireplace surround.
- B. *describe the type and material of*:
 1. fuel-burning fireplaces, stoves, and fireplace inserts.
 2. fuel-burning accessories *installed* in fireplaces.
 3. chimneys and vent *systems*.
 4. *permanently installed* electric fireplaces.
- C. state the condition of those *systems* and *components* specified in this Standard that are, in the professional judgment of the *Inspector*, not functioning properly, a *material defect*, *unsafe*, or are near, at, or beyond the end of their normal useful lives:
 1. fuel-burning fireplaces, stoves, and fireplace inserts.
 2. fuel-burning accessories *installed* in fireplaces.
 3. chimneys and vent *systems*.
 4. *permanently installed* electric fireplaces.

- 5. mantles, hearth, and fireplace surround.

11.2 The *inspector* is NOT required to:

- A. *inspect*:
 1. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*.
 2. fire screens and doors.
 3. seals and gaskets.
 4. Automatic fuel feed devices.
 5. ~~mantles and fireplace surrounds.~~
 5. combustion air *components* and to determine their adequacy.
 6. heat distribution assists (gravity fed and fan assisted).
 7. fuel-burning fireplaces and appliances located outside the *inspected* structures.
- B. determine draft characteristics.
- C. move fireplace inserts and stoves or firebox contents.
- D. light pilot flames.
- E. ignite or extinguish fires.
- F. perform any type of National Fire Protection Association (NFPA) inspections, such as NFPA 211 Level I, II or III.

12. GENERAL LIMITATION AND EXCLUSIONS

12.1 General limitations

- A. The *inspector* is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in this Standard.
- B. *Inspections* performed using this Standard:
 1. are not *technically exhaustive*.
 2. are not required to identify and to report:
 - a. concealed conditions, latent defects, consequential damages, and
 - b. cosmetic imperfections that do not significantly affect a *component's* performance of its intended function.
- C. This Standard applies to buildings with four or fewer dwelling units and their attached and detached garages and carports.
- D. This Standard shall not limit or prevent the inspector from meeting state statutes which license professional home inspection and home inspectors.
- E. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the *home inspection* is provided for emphasis only.

12.2 General exclusions

A. The *Inspector* is NOT required to determine:

1. the condition of *systems* and *components* that are not *readily accessible*.
2. the **age, remaining**-life expectancy **or remaining useful** life of *systems* and *components*.
3. the strength, adequacy, effectiveness, and efficiency of *systems* and *components*.
4. the causes of conditions and deficiencies.
5. methods, materials, and costs of corrections.
6. the suitability of the property for any specialized uses.
7. compliance of *systems* and *components* with past and present requirements, guidelines, codes, **standards**, regulations, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, recall notices or advisories, etc.
8. the market value of the property and its marketability.
9. the advisability of purchasing the property.
10. the presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, **wood destroying insects**, molds and mold-like substances.
11. the presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air.
12. the **presence or** effectiveness of *systems installed* and methods used to control or remove suspected hazardous plants, animals, and environmental hazards.
13. operating costs of *systems* and *components*.
14. acoustical properties of *systems and components*.
15. soil conditions relating to **seismic**, geotechnical or hydrologic specialties.
16. whether items, materials, conditions and *components* are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions.
17. **the method of construction such as but not limited to site-built, modular, manufactured, balloon or platform framed, etc.**
18. **property boundary lines or encroachments.**
19. **the insurability of the property.**

B. The *Inspector* is NOT required to offer:

1. or to perform acts or services contrary to law or to government regulations.

2. or to perform architectural, *engineering*, contracting, or surveying services or to confirm or to evaluate such services performed by others.

3. or to perform trades or professional services other than *home inspection*.

4. warranties or guarantees.

C. The *Inspector* is NOT required to **operate**:

1. *systems* and *components* that are shut down or otherwise inoperable.

2. *systems* and *components* that do not respond to *normal operating controls*.

3. shut-off valves and manual stop valves.

4. *automatic safety controls*.

5. ~~operate~~ **remote-controlled devices via Wi-Fi, Bluetooth, RF, or other communication protocols and automations.**

D. The *Inspector* is NOT required to:

1. **enter** areas that will, in the professional judgment of the *inspector*, likely be dangerous to the *inspector* or to other persons, or to damage the property or its *systems* and *components*.

- ~~2. under floor crawlspaces and attics that are not readily accessible.~~

- ~~3. walk roof surfaces. (moved to roofing section)~~

3. **anticipate future events or conditions, including but not limited to:**

- a. **decay, deterioration, or damage that may occur after the inspection.**

- b. **deficiencies from abuse, misuse or lack of use.**

- c. **changes in performance of any component or system due to changes in use or occupancy.**

- d. **the consequences of the inspection or its effects on current or future buyers and sellers.**

- e. **common household accidents, personal injury, or death.**

- f. **the presence of water penetration.**

- g. **future performance of any *system* or *component*.**

E. The *Inspector* is NOT required to *inspect*:

1. underground items including, but not limited to, **wells, cisterns**, underground storage tanks and other underground indications of their presence, whether abandoned or active.

2. **interior and exterior subsurface drainage systems.**

3. items that are not permanently *installed*.

4. *installed decorative* items.

5. items in areas that are not entered in accordance with **2.2.C and 12.2.D.2.**
 6. detached structures other than garages and carports.
 7. common elements or areas in multi-unit housing, such as condominium properties and cooperative housing.
 8. every occurrence of multiple similar *components*.
 9. outdoor cooking appliances, **fireplaces, and fire pits.**
 10. **bridges.**
 11. **elevators, lifts, cable-hoisted fixtures, and devices.**
 12. **swimming pools, spas, hot tubs, ponds, water features and their related components.**
 13. **phone and cable lines, antennae and satellite dishes.**
- F. The *Inspector* is NOT required to:
1. perform procedures or operations that will, in the professional judgment of the *inspector*, likely be dangerous to the *inspector* or to other persons, or to damage the property or its *systems* or *components*.
 2. *describe* or report on *systems* and *components* that are not included in this Standard and that were not *inspected*.
 3. move personal property, furniture, equipment, plants, soil, snow, ice, and debris.
 4. *dismantle systems* and *components*, except as explicitly required by this Standard.
 5. reset, reprogram, or otherwise adjust devices, *systems*, and *components* affected by *inspection* required by this Standard.
 6. ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition.
 7. probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.
 8. **turn on any utilities such as electric, water, gas.**

13. GLOSSARY OF ITALICIZED TERMS

Accessible (see Readily Accessible)

Activate means the act of turning on, supplying power, or otherwise enabling systems, equipment, or devices to become active by normal operating controls.

Additional Evaluation or “*Further Evaluation*” means examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by a *home inspection*.

Additional Inspection Services or “*Ancillary Services*” means a specialized inspection by a professional trained to evaluate a specific element of the property that is outside of the scope of home inspection and may require additional licenses, certification, or training.

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

Appliance means a device or piece of equipment designed to perform a specific task powered by electricity, gas, or other energy sources.

Architectural Service means any practice involving the art and science of building design for construction of any structure or groupings of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, services that an architect typically provides including concept design, development, preparation of construction documents and construction administration.

Attic Space means the unfinished space between the ceiling joists or truss chords of the top floor and the underside of the roof framing.

Automatic Safety Controls means devices designed and *installed* to protect *systems* and *components* from unsafe conditions.

Basement/Cellar means the portion of a dwelling that is partly or completely below grade.

Bonding means connecting metallic systems to establish electrical continuity and conductivity.

Branch Circuit means a portion of a wiring system that extends beyond the final automatic overcurrent protective device and terminates at the utilization device or outlet.

Central Air Conditioning means a system that circulates air through a system of supply and return ducts to more than one room and which is not plugged into an electrical outlet.

Client means the party identified as the client in the contract for service is the client.

Component means a part of a *system*.

Cooling System means a climate-controlled system to cool indoor temperature. (i.e., central air, ductless mini-split system, evaporative cooler, window air conditioning system, and portable air conditioners).

Cosmetic means blemishes or imperfections that affect the appearance or aesthetics and do not interfere with the functionality of the *component* or *system*.

Cross Connection means any physical connection or arrangement between potable water and any source of contamination.

Decorative means ~~Ornamental~~; not required for the proper operation of the essential *systems* and *components* of a home.

Defect means a condition, malfunction or problem that is not decorative, cosmetic, or a material defect.

Describe means to ~~identify~~ state in writing a *system* and/or *component* by its type or other ~~distinguishing characteristics~~ observed characteristics to distinguish it from other similar systems or components, or state in writing the presence of a system or component.

Dismantle means to take apart or remove *components*, devices, or pieces of equipment that would not be taken apart or removed by a homeowner in the course of normal maintenance ~~other than the electrical panelboard cover(s)~~.

Engineering means the application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus.

Engineering Service means any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the

mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

Functional drainage means a plumbing drain that empties at a rate equal to or greater than the supply water flow to the plumbing fixture.

Functional Flow means sufficient water flow to provide supply to the highest and/or furthest fixture from the main water source when a single intermediate fixture is operated simultaneously with uninterrupted flow.

Further Evaluation means examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by a *home inspection*.

Habitable Space means a space in a building for living, sleeping, eating, or cooking. "Habitable space" does not mean a bathroom, toilet room, closet, or any space used or designed for storage.

Heat Pump means a mechanical-compression cycle refrigeration system that can be reversed to either heat or cool a controlled space.

Heat Source means a permanent heat source may be a radiator, convector unit, radiant panel, heat pipe, ductwork, grille, register or other device(s) from which heat is intended to be emitted.

Heating System means a permanently installed system to heat all or a portion of the dwelling unit.

~~**Home Inspection**—The process by which an *inspector* visually examines the *readily accessible systems and components* of a home and *describes* those *systems and components* using this Standard.~~

Home Inspection means a limited visual examination of the *readily accessible systems and components* of one to four family dwelling units for compensation. The inspection includes an opinion with a written evaluation of the defined systems and components of the exterior and interior listed in this Standard.

Home Inspection Report or "**Inspection report**" means a written evaluation prepared and issued by a home inspector upon completion of a home inspection, which meets the ASHI Standard of Practice.

Home Inspector means an individual who performs a Home Inspection for compensation.

Household Appliances may include, but are not limited to *installed* ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste disposers.

Inspect means the process of examining *readily accessible systems and components* by ~~(1)~~ applying this Standard, ~~and~~ ~~(2)~~ operating *normal operating controls* and ~~(3)~~ opening *readily openable access panels*.

Inspection Report or "**Home Inspection Report**" means a written document of the observations as of the date and time of the inspection resulting from the limited visual examination/inspection of the property which meets the Standard of Practice.

~~**Inspector**—A person hired to examine *systems and components* of a building using this Standard.~~

Inspector means an individual who performs a Home Inspection for compensation.

Installed means attached such that removal requires tools.

Load Bearing means those elements that support both dead and live loads (i.e. foundations, floors, walls, ceilings, and roof framing).

Material Defect means a condition that in the professional judgment of the inspector significantly affects the value, habitability, or safety of the dwelling and/or occupants. The fact that a structural element or other system or component is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

Near End of Service Life means a building system or component that has reached the end of its expected useful life or is nearing that point.

Non-Invasive means not causing disturbance or damage upon inspection except where necessary (i.e., probing).

Normal Operating Controls means devices such as thermostats, switches and valves intended to be operated by the homeowner.

Operate means to activate equipment using normal operating controls.

Permanently Installed means an item, system, or component designed or intended to remain where originally placed, not easily moved and which is attached, connected, or set in place for use so as to render moving or removing the item, system, or component impossible without the use of tools or equipment.

Probing means the inspector shall inspect all of the visible structural systems and components by probing structural components where deterioration is visible and suspected or where clear indications of possible deterioration exist. Probing is not required when, in the opinion of the inspector, probing would only further damage any area already identified as defective or where no deterioration is visible or present to exist.

Readily Accessible means ~~available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or actions that will likely involve risk to persons or property~~ visually observable and able to be examined without requiring destructive measures; without risk to the inspector or others; without risk of damage to any item of personal or real property; without requiring the inspector to move, remove, damage, or disturb any wall, floor, ceiling, or window coverings; or any interior or exterior claddings or finish treatments; to move, remove, damage, disturb, climb upon, climb over, or straddle any item of personal property; to move, remove, damage, or disturb any landscape elements; or to interrupt the business of occupants and not requiring disassembly or the use of any special protective clothing or special tools or equipment.

Readily Openable Access Panel means a panel provided for homeowner inspection and maintenance that is *readily accessible*, within normal reach, can be opened by one person and is not sealed in place.

Recreational Facilities means spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground and other similar equipment and associated accessories, *etc.*

Representative Number means one *component* per room for multiple similar interior *components* such as windows and electric receptacles; one *component* on each side of the *residential building* for multiple similar exterior *components*.

Residential Building means a structure consisting of from one to four family dwelling units and their attached garages or carports but excluding the common elements and areas in multiple unit housing such as condominiums.

Roof Drainage Systems means *components* used to carry water off a roof and away from a building.

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

Significance of Findings means an explanation of the reason the home inspector reported that a system or component designated for inspection is a material defect, for the purpose of advising the client of the need for appropriate action.

Slab on Grade means structures that have no crawl space and are in direct contact with the soil. Slabs may or may not have supporting piers or pads.

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

Solid Fuel Heating Device means any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, woodstoves, central furnaces, and combinations of these devices.

Structural Component means a *component* that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

System means a combination of interacting or interdependent *components*, assembled to carry out one or more functions.

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

Under-floor Crawlpace means the area within the confines of the foundation and between the ground and the underside of the floor.

Unsafe means a condition in a *readily accessible, installed system* or *component* that is judged by the *inspector* to be a significant risk of serious bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction practices.

Wall Covering/Siding means a protective or insulating layer fixed to the outside of a *residential building* such as, but not

limited to, aluminum, **adhered manufactured veneer**, brick, EIFS, **fiber-cement**, stone, stucco, vinyl and wood.

Wiring Method means the identification of electrical conductors or wires by their general type such as, **but not limited to**, non-metallic sheathed cable, armored cable and knob and tube, ~~etc.~~

ASHI's HOME INSPECTION STANDARD OF PRACTICE FOR THE HOME INSPECTION PROFESSION

PROPOSED SIGNIFICANT IMPROVEMENTS AND RATIONALE

Words and letters in BLACK in the proposed text column are from the current SoP. Words and letters with a strikethrough in BLUE are from the current SoP and are intended to be replaced. Words and letters in RED in the proposed text column are explained in the rationale column. Only changes considered significant are discussed.

The full text of the proposed standard improvements has been included for maximum understanding of this document.

Definitions Used in Rationale Explanation

CLARIFICATION – clarifies the scope of the inspection and report. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.

CLARIFICATION OF LIMITATION – clarifies that each system or component to be inspected is limited to the visible and accessible aspects only. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.

CLARIFICATION AND EXPLANATION – clarifies that each system or component to be inspected is limited to the visible and accessible aspects only. This also clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This helps explain to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.

CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.

CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.

ADDITION TO STANDARD – this alerts the client of the presence of these systems and/or components and allows the home inspector to inform the client that these items may be beyond the scope and limitations of the home inspection and could require additional evaluation by an expert in the appropriate field, i.e. a licensed electrician or contractor who specializes in that item. Reducing misunderstandings helps reduce risk for inspectors.

STATEMENT OF CONDITION – this alerts the client about the condition of those components specified that are, in the professional judgement of the Inspector, “problematic” as defined in 1.2B.1. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.

NEW ITEM – this alerts the client to the presence of these systems and/or components.

Proposed Text	Rationale
<p>HOME INSPECTION Home inspections were being performed in the mid-1950s and, by the early 1970s, were considered by many consumers to be essential to a real estate transaction. The escalating demand was due to a growing desire by consumers to learn about the condition of a house prior to purchase. Meeting the expectations of consumers required a unique discipline, distinct from construction, engineering, architecture, or municipal building inspection. As such, home inspection requires its own set of professional guidelines and qualifications. The American Society of Home Inspectors (ASHI) was formed in 1976 and established the ASHI Standard of Practice for Home Inspections and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate information.</p> <p>American Society of Home Inspectors As the oldest and most respected organization of home inspectors in North America, ASHI takes pride in its position of leadership. Its Membership works to build public awareness of home inspection and to enhance the technical and ethical performance of home inspectors.</p> <p>Standard of Practice for Home Inspections The ASHI Standard of Practice for Home Inspections guides home inspectors in the performance of their inspections. Subject to regular review, the Standard of Practice for Home Inspections reflects information gained through surveys of conditions in the field and of the consumers' interests and concerns. Vigilance has elevated ASHI's Standard of Practice for Home Inspections so that today it is the most widely accepted home inspection guideline and is recognized by many government and professional groups as the definitive standard for professional performance.</p> <p>Code of Ethics for the Home Inspection Profession ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a fair, impartial and professional manner, avoiding conflicts of interest.</p> <p>ASHI Membership Selecting the right home inspector can be as important as finding the right home. ASHI Certified Inspectors have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standard of Practice for Home Inspections. They have passed written examinations testing their knowledge of</p>	<p>No change</p>

<p>residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standard of Practice for Home Inspections and Code of Ethics. Membership in the American Society of Home Inspectors is well-earned and maintained only through meeting requirements for continuing education.</p>	
<p>Non-Exclusive License for use of ASHI Standard of Practice The American Society of Home Inspectors (ASHI) hereby grants this irrevocable, non-exclusive, royalty-free License to any federal, state or local government or educational institution located in the United States or Canada, and any agencies thereof, including licensing boards, to use ASHI's Standard of Practice for Home Inspections without the need for pre-approval, provided that such use is clearly attributed to ASHI.</p> <p>ASHI specifically authorizes any government or government agency to use and copy, for any public purpose, ASHI's Standard of Practice for Home Inspectors and other materials without further approval from ASHI, even if the materials are protected by copyright or other laws. If a government adopts the ASHI SoP but modifies the SoP, the government must note the modification so that it is clear to the reader which portion of the text was modified.</p> <p>Nothing in this License shall preclude ASHI from modifying its Standards of Practice or other materials.</p> <p>Members of ASHI may utilize the Standard of Practice for Home Inspectors solely in their own home inspection services.</p>	<p>ASHI desires that our Standard of Practice for Home Inspections remain the de facto Standard for the Home Inspection Profession whether it is by government agency, regulators, educational institutions, trade groups or individual professional home inspectors.</p> <p>Note: This language has already been reviewed and approved by ASHI's attorney.</p>
<p>ASHI STANDARD OF PRACTICE FOR HOME INSPECTIONS INTRODUCTION The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private home <i>inspectors</i>. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' <i>inspection</i> services to the public.</p>	<p>No change other than to move it to the preface of the document.</p>

<p>1. PURPOSE AND SCOPE</p>	
<p>1.1 The purpose of this document is to establish a minimum standard (Standard) for <i>home inspections</i> performed by <i>home inspectors</i> who subscribe to this Standard. <i>Home inspections</i> performed using this Standard are intended to provide the client with information about the condition of inspected <i>systems</i> and <i>components</i> at the time of the <i>home inspection</i>.</p>	<p>1.1 no change</p>
<p>1.2 The Inspector shall: A. <i>inspect and describe the readily accessible, visually observable, installed systems and components</i> listed in this Standard.</p>	<p>1.2 The word “describe” clarifies the purpose and scope of a home inspection. “Describe” is a defined term in the Glossary of Italicized Terms.</p>
<p>B. provide the client with a written report, using a format and medium selected by the <i>inspector</i>, that states:</p> <ol style="list-style-type: none"> 1. <i>the condition of those systems and components specified in this Standard that are, in the professional judgment of the Inspector, not functioning properly, significantly deficient a material defect, unsafe, or are near, at, or beyond the end of their normal useful service lives.</i> 2. <i>the recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.B.1, or items needing further evaluation,</i> 3. <i>the reasoning or explanation as to the nature of the deficiencies reported in 2.2.B.1, that are not self-evident,</i> 4. <i>those systems and components designated for inspection in this Standard that were present at the time of the home inspection but were not inspected and the reason(s) they were not inspected.</i> <p>C. <i>adhere to the ASHI® Code of Ethics for the Home Inspection Profession.</i></p>	<p>1.2B no change</p> <p>1.2B.1. – clarifies the overall intent and purpose of a professional home inspection. The change is based on the language in the SoP in many regulated states. The additional language helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>1.2B.2. grammatical change only</p> <p>1.2B.3. grammatical change only</p> <p>1.2B.4. no change</p> <p>1.2C deleted from SoP as it is a part of membership requirements.</p>

<p>1.3 This Standard is NOT intended to limit the Inspector from:</p> <ul style="list-style-type: none"> A. including other services or <i>systems</i> and <i>components</i> in addition to those required in Section 1.2.A. B. designing or specifying repairs, provided the <i>inspector</i> is appropriately qualified and willing to do so. C. excluding <i>systems</i> and <i>components</i> from the <i>inspection</i> if requested or agreed to by the client. 	<p>1.3A-C No change other than section number referenced in 1.3A.</p>
<p>2. STRUCTURAL COMPONENTS</p>	
<p>2.1 The Inspector shall:</p> <ul style="list-style-type: none"> A. <i>inspect the visible and accessible structural components.</i> 	<p>2.1A CLARIFICATION OF LIMITATION – clarifies that each system or component to be inspected is limited to the visible and accessible aspects only. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<ul style="list-style-type: none"> B. <i>describe the type and material of:</i> <ul style="list-style-type: none"> 1. the foundation. 2. the floor structure. <ul style="list-style-type: none"> a. <i>subfloor.</i> b. <i>floor joists.</i> c. <i>beams/girders.</i> d. <i>columns/piers/pads.</i> 3. the wall structure. 4. the ceiling structure. 5. the roof structure. <ul style="list-style-type: none"> a. <i>sheathing/decking.</i> b. <i>framing.</i> 	<p>2.1B.2a-d and 2.1B.5a-b CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<ul style="list-style-type: none"> C. <i>state the condition of those systems and components specified in this Standard that are, in the professional judgement of the inspector, not functioning properly, a material defect, unsafe, or are near, at, or beyond the end of their useful lives:</i> <ul style="list-style-type: none"> 1. the foundation. 2. the floor structure. <ul style="list-style-type: none"> a. <i>subfloor.</i> b. <i>floor joists.</i> c. <i>beams/girders.</i> d. <i>columns/piers/pads.</i> 3. the wall structure. 4. the ceiling structure. 5. the roof structure. <ul style="list-style-type: none"> a. <i>sheathing/decking.</i> b. <i>framing.</i> 	<p>2.1C STATEMENT OF CONDITION – this alerts the client about the condition of those components specified that are, in the professional judgement of the Inspector, “problematic” as defined in 1.2B.1. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>2.1B.2a-d and 2.1B.5a-b CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>

<p>D. state the location of the access to and methods used to inspect <i>under-floor crawlspaces</i> and attics.</p>	<p>2.1D NEW ITEM – this alerts the client to the presence of these systems and/or components. This helps a client understand where such accesses are located and clarifies the method the home inspector used to inspect these locations. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>2.2 The Inspector is NOT required to:</p> <p>A. provide <i>engineering or architectural services</i> or analysis, including calculations regarding roof loading by any roof structures or environmental conditions.</p>	<p>2.2A CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>B. offer an opinion about the adequacy of structural systems and components.</p>	<p>2.2B no change</p>
<p>C. enter <i>under-floor crawlspace</i> areas and attics that are not readily accessible or have less than 24 30 inches of vertical clearance and 30 inches of horizontal clearance between components and the ground or that have an access opening smaller than 16 18 inches by 24 inches.</p>	<p>2.2C – “attics” added and dimensions changed to be in line with the SoP in many regulated states. 2.2C – “are not readily accessible” moved from General Exclusions (current Section 13.2D.2).</p> <p>CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>D. traverse attic load bearing components that are concealed by insulation or by other materials.</p>	<p>2.2D no change</p>
<p>3. EXTERIOR</p>	
<p>3.1 The Inspector shall:</p> <p>A. inspect the visible and accessible:</p> <ol style="list-style-type: none"> 1. wall coverings, flashing and trim. 2. exterior doors and windows. 3. attached and adjacent balconies, stoops, steps, ramps, porches, and their associated guards and handrails railings. 4. eaves, soffits, and fascias where accessible from the-ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. walkways, patios, and driveways. 	<p>3.1A CLARIFICATION AND EXPLANATION – clarifies that each system or component to be inspected is limited to the visible and accessible aspects only. This also clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This helps explain to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>3.1A.3 – “balconies” has been moved to Section 4.</p> <p>3.1A.3 – added “ramps” and “guards and handrails” (deleted “railings” for technical clarity. Changed to be in line with the SoP in many regulated states.</p> <p>CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>3.1A.4 – grammatical change only.</p>

<p>B. describe the type and material of:</p> <ol style="list-style-type: none"> 1. wall coverings (siding). 	<p>3.1B CLARIFICATION – clarifies the scope of the inspection and report. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>C. state the condition of those systems and components specified in this Standard that are, in the professional judgement of the inspector, not functioning properly, a material defect, unsafe, or are near, at, or beyond the end of their useful lives:</p> <ol style="list-style-type: none"> 1. wall coverings (siding), flashing and trim. 2. exterior doors and windows. 3. attached and adjacent stoops, steps, ramps, porches, and their associated guards and handrails. 4. eaves, soffits, and fascias where accessible from ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. walkways, patios, and driveways. 	<p>3.1C STATEMENT OF CONDITION – this alerts the client about the condition of those components specified that are, in the professional judgement of the Inspector, “problematic” as defined in 1.2B.1. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>3.2 The Inspector is NOT required to inspect:</p> <ol style="list-style-type: none"> A. storm doors, storm windows, screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, breakwalls, and docks. G. erosion control and earth stabilization measures. H. sidewalks along the street, whether public or private. 	<p>3.2A-G – no changes</p> <p>3.2H CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>

<p>4. DECK AND BALCONY COMPONENTS</p>	<p>New section to the SoP</p>
<p>4.1 The Inspector shall:</p> <p>A. <i>inspect</i> the visible and <i>accessible</i>:</p> <ol style="list-style-type: none"> 1. framing including ledger boards, joists, and beams. 2. supporting members. 3. footings and piers. 4. walking surface. 5. guards and handrails. 6. stairs and landings. <p>B. <i>describe</i> the type and material of the:</p> <ol style="list-style-type: none"> 1. framing. 2. walking surface. 3. guards and handrails. 	<p>4.1A1-6 CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>4.1A-B CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>C. state the condition of those <i>systems and components</i> specified in this Standard that are, in the professional judgement of the <i>inspector</i>, not functioning properly, a <i>material defect, unsafe</i>, or are near, at, or beyond the end of their useful lives:</p> <ol style="list-style-type: none"> 1. framing. 2. walking surface. 3. guards and handrails. 	<p>4.1C STATEMENT OF CONDITION – this alerts the client about the condition of those components specified that are, in the professional judgement of the Inspector, “problematic” as defined in 1.2B.1. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>4.2 The Inspector is NOT required to determine:</p> <p>A. determine adequacy and load capacity of framing, footings, and piers.</p> <p>B. enter the underside of a deck that has less than 30 inches of vertical clearance and 30 inches of horizontal clearance between components and the ground or that has an access opening smaller than 18 inches by 24 inches or inspect the underside of a deck that is more than 14 feet above grade level.</p>	<p>4.2 A-B CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>

5. ROOFING	
<p>5.1 The Inspector shall:</p> <p>A. <i>inspect the visible and accessible:</i></p> <ol style="list-style-type: none"> 1. roofing materials. 2. <i>roof drainage systems.</i> 3. flashing. 4. skylights, chimneys, and other roof penetrations. 	<p>5.1A CLARIFICATION OF LIMITATION – clarifies that each system or component to be inspected is limited to the visible and accessible aspects only. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>5.1A.4 added “other”</p> <p>CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>B. <i>describe the type and material of the roofing.</i></p> <ol style="list-style-type: none"> 1. roofing materials. 2. methods used to inspect the roofing. 	<p>5.1B CLARIFICATION – clarifies the scope of the inspection and report. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>5.1B.1 – combined sections only.</p> <p>5.1B.2 – moved to 5.1D for clarification.</p>
<p>C. <i>state the condition of those systems and components specified in this Standard that are, in the professional judgment of the Inspector, not functioning properly, a material defect, unsafe, or are near, at, or beyond the end of their normal useful lives:</i></p> <ol style="list-style-type: none"> 1. roofing. 2. <i>roof drainage systems.</i> 3. flashing. 	<p>5.1C STATEMENT OF CONDITION – this alerts the client about the condition of those components specified that are, in the professional judgement of the Inspector, “problematic” as defined in 1.2B.1. This further explains to a client the scope and limitations of the home inspection.</p>
<p>D. <i>state the methods used to inspect the roofing.</i></p>	<p>5.1C No change other than to move from existing combined section to its own section only.</p>
<p>5.2 The Inspector is NOT required to inspect:</p> <ol style="list-style-type: none"> A. antennas. B. interiors of vent <i>systems</i>, flues, and chimneys that are not <i>readily accessible</i>. C. other <i>installed</i> accessories. 	<p>5.2 No change</p>
<p>5.3 The Inspector is NOT required to walk roofs.</p>	<p>5.3 Moved from General Exclusions section to Roofing.</p> <p>CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>

<p>6. PLUMBING</p>	
<p>6.1 The Inspector shall:</p> <p>A. <i>inspect the visible and accessible:</i></p> <ol style="list-style-type: none"> 1. interior water supply service and predominant distribution systems including fixtures and faucets. 2. predominant interior drain, waste and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. above ground fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. 	<p>6.1A CLARIFICATION OF LIMITATION – clarifies that each system or component to be inspected is limited to the visible and accessible aspects only. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>6.1A.1 terminology change from “supply” to “service” for technical clarification.</p> <p>6.1A.1-2 – addition of “predominant” only.</p> <p>6.1A.3-4 no changes</p> <p>6.1A.5 CLARIFICATION – clarifies scope of the inspection and report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>6.1A.6 – no change</p>
<p>B. <i>describe the:</i></p> <ol style="list-style-type: none"> 1. type and material of interior water supply, drain, waste, and vent piping materials. 2. type and material of water heating equipment, including energy source(s). 3. location of main water and fuel shut-off valves. 3. location of the: <ol style="list-style-type: none"> a. main water supply shutoff valve. b. main fuel supply shutoff valve. c. main waste cleanout. 	<p>6.1B.1-2 CLARIFICATION – clarifies scope of the inspection and report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>6.1B.3 reorganized and expanded to include 6.1B3.c.</p>
<p>4. presence of installed expansion tank(s).</p>	<p>6.1B.4 – ADDITION TO STANDARD – this alerts the client of the presence of these systems and/or components and allows the home inspector to inform the client that these items may be beyond the scope and limitations of the home inspection and could require additional evaluation by an expert in the appropriate field, i.e. a licensed electrician or contractor who specializes in that item. Reducing misunderstandings helps reduce risk for inspectors.</p>

<p>C. state the condition of those <i>systems</i> and <i>components</i> specified in this Standard the that are, in the professional judgment of the <i>Inspector</i>, not functioning properly, a <i>material defect, unsafe, or are near, at, or beyond the end of their normal useful lives</i>:</p> <ol style="list-style-type: none"> 1. interior water service and distribution <i>systems, drain, waste and vent pipes.</i> 2. water heating equipment. 3. fuel storage and fuel distribution <i>system.</i> 	<p>6.1C STATEMENT OF CONDITION – this alerts the client about the condition of those components specified that are, in the professional judgement of the Inspector, “problematic” as defined in 1.2B.1. This further explains to a client the scope and limitations of the home inspection.</p>
<p>6.2 The <i>Inspector</i> is NOT required to:</p> <p>A. <i>inspect</i>:</p> <ol style="list-style-type: none"> 1. clothes washing machine connections. 2. interiors of vent <i>systems, flues and chimneys</i> that are not <i>readily accessible.</i> 3. wells, well pumps, <i>pressure pumps, bladder tanks, and water storage tanks, water filters,</i> and related <i>well or water storage tank equipment and components.</i> 4. water conditioning <i>systems.</i> 5. <i>solar and renewable energy technologies.</i> 6. <i>manual and automatic fire extinguishing and sprinkler systems.</i> 7. <i>lawn and landscape irrigation systems.</i> 8. <i>septic and other sewage disposal or wastewater treatment systems.</i> 9. or determine the effectiveness of: <ol style="list-style-type: none"> a. anti-scald devices. b. condensate control and disposal. c. drain stoppers. d. fixture overflow protection. 10. or test for gas or fuel leaks or indications of gas or fuel leaks. 11. <i>fuel storage tanks or supply systems.</i> 	<p>6.2A1-2 – no changes</p> <p>6.2A.3 and 6.2A.5-11 ADDITION TO STANDARD – this alerts the client of the presence of these systems and/or components and allows the home inspector to inform the client that these items are beyond the scope and limitations of the home inspection and could require additional evaluation by an expert in the appropriate field, i.e. a licensed electrician or contractor who specializes in that item. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>B. <i>determine</i>:</p> <ol style="list-style-type: none"> 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air <i>components.</i> 4. the function of the <i>temperature pressure relief valve, pressure reducing valve, expansion tank, backflow preventers, anti-siphon device water, circulation system, and anti-scald devices.</i> 	<p>6.2B.4-5 CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>

<ul style="list-style-type: none"> 5. the type of geothermal system. 6. or measure water supply flow and pressure and well water quantity. 7. the adequacy of whirlpool or spa design features. 8. whether there are sufficient cleanouts for effective drain cleaning. 9. the presence or condition of polybutylene (PB), polyethylene (PE), or similar plastic piping and components. 	<p>6.2B.6 added “or measure” to be in line with the SoP in many regulated states.</p> <p>CLARIFICATION – clarifies the scope of the inspection and report. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>6.2B.7-9 CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<ul style="list-style-type: none"> C. fill shower pans and fixtures to test for leakage or functional overflow protection. D. remove the cover on a tankless water heater cabinet. E. test, operate, open or close: <ul style="list-style-type: none"> 1. temperature/pressure relief valves. 2. safety controls. 3. manual stop valves. 4. check valves. 5. control valves F. evaluate the plumbing system for the proper design or sizing of any water, drain, waste or vent components including, but not limited to pipes or fixtures, or compliance with conservation, energy or standards. G. evaluate or determine the time to obtain hot water at any fixture or perform testing of any kind to water heater elements. 	<p>6.2C-G CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>

<p>7. ELECTRICAL</p>	
<p>7.1. The Inspector shall:</p> <p>A. inspect the visible and accessible:</p> <ol style="list-style-type: none"> 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service bonding and grounding. 5. interior <i>components</i> of panelboards (service panels and subpanels). 6. conductors. 7. overcurrent protection devices (fuses and circuit breakers). 8. a <i>representative number of installed</i> lighting fixtures, switches and receptacles, ground fault circuit interrupters (GFCI's) and arc fault circuit interrupters (AFCI's) when possible. 	<p>7.1 CLARIFICATION OF LIMITATION – clarifies that each system or component to be inspected is limited to the visible and accessible aspects only. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>7.1A.4 CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>7.1A.5 – terminology change to “panelboards” for technical clarification.</p> <p>7.1A.8 CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>B. describe the:</p> <ol style="list-style-type: none"> 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. type and material of the predominant branch circuit wiring method. 5. type and material of overcurrent protection devices (fuses and circuit breakers). 	<p>7.1B 1-3 – no changes</p> <p>7.1B.4 CLARIFICATION – clarifies the scope of the inspection and report. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>7.1B.5 – added to be in line with the SoP in many regulated states</p> <p>CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>

<p>C. describe the presence, where visible and if readily identifiable, of:</p> <ol style="list-style-type: none"> 1. solid conductor aluminum branch circuit wiring. 2. knob and tube branch circuit wiring. 3. whole house surge protection device(s) 4. EV charging systems and related components. 5. stand-by power generation and storage systems, transfer switching and related components. 6. smart home systems. 	<p>7.1C1-6 ADDITION TO STANDARD – this alerts the client of the presence of these systems and/or components and allows the home inspector to inform the client that these items are beyond the scope and limitations of the home inspection and could require additional evaluation by an expert in the appropriate field, i.e. a licensed electrician or contractor who specializes in that item. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>7.1C1-2 added to be in line with the SoP in many regulated states.</p>
<p>D. state the condition of those systems and components specified in this Standard that are, in the professional judgment of the Inspector, not functioning properly, a material defect, unsafe, or are near, at, or beyond the end of their normal useful lives:</p> <ol style="list-style-type: none"> 1. the service drop. 2. the service entrance conductors, cables, and raceways. 3. the service equipment and main disconnects. 4. the service bonding and grounding. 5. the interior components of panelboards (service panels and subpanels). 6. the conductors. 7. the overcurrent protection devices (fuses and circuit breakers). 8. a representative number of installed lighting fixtures, switches and receptacles, ground fault circuit interrupters (GFCI's) and arc fault circuit interrupters (AFCI's) when possible. 	<p>7.1D STATEMENT OF CONDITION – this alerts the client about the condition of those components specified that are, in the professional judgement of the Inspector, “problematic” as defined in 1.2B.1. This further explains to a client the scope and limitations of the home inspection.</p>

<p>7.2 The <i>Inspector</i> is NOT required to:</p> <p>A. <i>inspect</i>:</p> <ol style="list-style-type: none"> 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security <i>systems</i> and other signaling and warning devices. 3. low voltage wiring <i>systems</i> and <i>components</i>. 4. ancillary wiring <i>systems</i> and <i>components</i> not a part of the primary electrical power distribution system. 5. photovoltaic (solar), geothermal, wind and other renewable energy <i>systems</i>. 6. lightning arrestor systems. 7. de-icing systems. 8. EV charging equipment and related components. 9. stand-by power generation and storage systems, transfer switching and related components. 	<p>7.2A 1-4 – no changes</p> <p>7.2A.5 – terminology change only.</p> <p>7.2A 6-9 – ADDITION TO STANDARD – this alerts the client of the presence of these systems and/or components and allows the home inspector to inform the client that these items are beyond the scope and limitations of the home inspection and could require additional evaluation by an expert in the appropriate field, i.e. a licensed electrician or contractor who specializes in that item. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>B. measure amperage, voltage, and impedance.</p> <p>C. determine the age and type of smoke alarms and carbon monoxide alarms.</p>	<p>7.2B-C no changes</p>
<p>D. operate or determine the functionality and control of any smart home devices and/or systems, communication, and automation.</p> <p>E. insert any tool, probe or testing device inside electrical panels.</p> <p>F. dismantle any electrical device or control other than to remove the covers of panelboards (service panels and subpanels).</p> <p>G. activate any electrical systems or branch circuits that are not energized.</p> <p>H. determine the accuracy of any labeling.</p>	<p>7.2 D-H</p> <p>CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>

<p>8. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS (HVAC)</p>	<p>Combination of current individual sections into one section</p>
<p>8.1. The <i>Inspector</i> shall:</p> <ul style="list-style-type: none"> A. open <i>readily openable access panels</i> B. inspect the visible and accessible: <ul style="list-style-type: none"> 1. <i>permanently installed heating and cooling equipment systems</i>. 2. vent <i>systems</i>, flues, and chimneys. 3. distribution <i>systems</i>. 4. whole house fans. 	<p>8.1B CLARIFICATION OF LIMITATION – clarifies that each system or component to be inspected is limited to the visible and accessible aspects only. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>8.1B.1 – addition of “permanently” – clarifies the type of systems to be inspected. “Permanently installed” is now a defined term in the Glossary of Italicized Terms.</p> <p>CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>8.1B1 – terminology change from “equipment” to “systems.” The word “system” is a defined term within the Glossary of Italicized Terms.</p> <p>8.1B.1 combination of current individual sections into one section.</p> <p>8.1B.4 – added “whole house fans”</p> <p>CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>

<p>C. describe the:</p> <ol style="list-style-type: none"> 1. type of system (i.e., forced air furnace, heat pump, steam boiler, hot water boiler, electric, geothermal, evaporative cooler, hybrid, ductless mini-split, etc.) 2. energy source(s). 3. <i>permanently installed</i> heating and cooling systems. 4. vent systems, flues and chimneys. 5. distribution systems. 	<p>8.1C.1 CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>8.1C.2 – no change</p> <p>8.1C.3 addition of the word “permanently” CLARIFICATION – clarifies the scope of the inspection and report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>8.1C.4-5 no changes</p>
<p>D. state the condition of those systems and components specified in this Standard that are, in the professional judgment of the Inspector, not functioning properly, a material defect, unsafe, or are near, at, or beyond the end of their normal useful lives:</p> <ol style="list-style-type: none"> 1. <i>permanently installed</i> heating and cooling systems. 2. vent systems, flues, and chimneys. 3. distribution systems. 4. whole house fans. 	<p>8.1D STATEMENT OF CONDITION – this alerts the client about the condition of those components specified that are, in the professional judgement of the Inspector, “problematic” as defined in 1.2B.1. This further explains to a client the scope and limitations of the home inspection.</p>
<p>E. state the presence of:</p> <ol style="list-style-type: none"> 1. heat recovery ventilator (HRV). 2. energy recovery ventilator (ERV). 3. smart ventilation system. 	<p>8.1E.1-3 ADDITION TO STANDARD – this alerts the client of the presence of these systems and/or components and allows the home inspector to inform the client that these items are beyond the scope and limitations of the home inspection and could require additional evaluation by an expert in the appropriate field, i.e. a licensed electrician or contractor who specializes in that item. Reducing misunderstandings helps reduce risk for inspectors.</p>

8.2 The Inspector is NOT required to:

A. inspect:

1. interiors of vent *systems*, flues and chimneys that are not *readily accessible*.
2. heat exchangers.
3. humidifiers and dehumidifiers.
4. electronic air cleaning and sanitizing devices.
5. ~~heating and cooling systems using ground-source, water source,~~ solar and renewable energy technologies.
6. **heating and** cooling units that are not *permanently installed* or that are *installed* in windows.
7. **automatic venting systems.**
8. **condensate control and disposal.**
9. **automatic setbacks, timers, programs or clocks.**
10. **mechanical ventilation systems such as:**
 - a. **heat recovery ventilator (HRV).**
 - b. **energy recovery ventilator (ERV).**
 - c. **smart ventilation system.**

8.2A 1-5 – no changes other than combining current Sections 8 and 9 and reorganizing.

8.2A.5 – geothermal systems, i.e. ground-source and water-source, are types of heating and cooling systems and should be inspected as part of HVAC. However, a home inspector who is unfamiliar with a geothermal system is permitted to inform the client that this type of system is beyond the scope and limitations of the home inspection and recommend evaluation by an expert who specializes in that type of system.

8.2A.5 no change other than combining systems.

8.2A.7-9 CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.

ADDITION TO STANDARD – this alerts the client of the presence of these systems and/or components and allows the home inspector to inform the client that these items are beyond the scope and limitations of the home inspection and could require additional evaluation by an expert in the appropriate field, i.e. a licensed electrician or contractor who specializes in that item. Reducing misunderstandings helps reduce risk for inspectors.

8.2A.10a-b – reorganized from current Section 8.2A.6.

8.2A.10c **ADDITION TO STANDARD** – this alerts the client of the presence of these systems and/or components and allows the home inspector to inform the client that these items are beyond the scope and limitations of the home inspection and could require additional evaluation by an expert in the appropriate field, i.e. a licensed electrician or contractor who specializes in that item. Reducing misunderstandings helps reduce risk for inspectors.

<p>B. <i>determine:</i></p> <ol style="list-style-type: none"> 1. heating and cooling supply adequacy and distribution balance. 2. the adequacy of combustion air components. 3. the type of geothermal system. 4. thermostat calibration. 	<p>8.2B 1-3 – no change other than combining systems.</p> <p>8.2B4 CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>C. <i>operate HVAC equipment when weather conditions or other circumstances may cause damage to the system.</i></p>	<p>8.2C CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>9. INTERIORS</p>	
<p>9.1 The <i>Inspector</i> shall:</p> <p>A. <i>inspect</i> the visible and accessible:</p> <ol style="list-style-type: none"> 1. walls, ceilings and floors. 2. ramps, steps, stairways, landings, guards and railings handrails. 3. countertops and a <i>representative number of installed kitchen wall cabinets to determine if secure.</i> 	<p>9.1A CLARIFICATION – clarifies that each system or component to be inspected is limited to the visible and accessible aspects only. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>9.1A.2 - added “ramps”, “landings, guards and handrails” to be in line with the SoP in many regulated states.</p> <p>9.1A.3 – changed to be in line with the SoP in many regulated states. Also further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>B. <i>inspect:</i></p> <ol style="list-style-type: none"> 1. a <i>representative number</i> of doors and windows. 2. garage vehicle doors and automatic door openers. 3. household appliances (i.e. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines and food waste disposers) by using <i>normal operating controls</i> to activate the primary function. 	<p>9.1B1 – no change</p> <p>9.1B 2-3 items added to be in line with the SoP in many regulated states.</p> <p>CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>

<p>C. state the condition of those <i>systems</i> and <i>components</i> specified in this Standard that are, in the professional judgment of the <i>Inspector</i>, not functioning properly, a <i>material defect, unsafe, or are near, at, or beyond the end of their normal useful lives</i>:</p> <ol style="list-style-type: none"> 1. walls, ceilings and floors. 2. ramps, steps, stairways, landings, guards and handrails. 3. countertops and a <i>representative number of installed</i> kitchen wall cabinets with respect to their being secure. 	<p>9.1C STATEMENT OF CONDITION – this alerts the client about the condition of those components specified that are, in the professional judgement of the Inspector, “problematic” as defined in 1.2B.1. This further explains to a client the scope and limitations of the home inspection.</p>
<p>9.2 The <i>Inspector</i> is NOT required to <i>inspect</i>:</p> <ol style="list-style-type: none"> A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and/or the hermetic seals between panes of window glass. E. <i>safety glazing</i>. F. central vacuum <i>systems</i>. G. <i>recreational facilities</i>. H. <i>installed</i> and free-standing kitchen and laundry appliances not listed in Section 10.1.F. I. appliance thermostats including their calibration, adequacy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, other specialized features of the appliance and microwave radiation leakage. J. <i>operate</i>, or confirm the operation of every control and feature of an inspected appliance. 	<p>9.2A-C no changes</p> <p>9.2D – grammatical change only</p> <p>9.2E – added to be in line with the SoP in many regulated states CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>9.2F-H – no change other than relabeling.</p> <p>9.2I CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>9.2J – no change other than relabeling.</p>
<p>9.3 The <i>Inspector</i> is NOT required to:</p> <ol style="list-style-type: none"> A. move suspended ceiling tiles or panels. B. move personal possessions, furniture, stored items, or any coverings such as carpets or rugs in order to inspect the concealed flooring. C. <i>operate</i> any security bar release and opening mechanisms, whether interior or exterior. 	<p>9.3 added to be in line with the SoP in many regulated states. CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>

10. INSULATION AND VENTILATION	
<p>10.1 The <i>Inspector</i> shall:</p> <p>A. <i>inspect the visible and accessible:</i></p> <ol style="list-style-type: none"> 1. insulation, ventilation, and vapor retarders in crawl spaces, foundation areas and unfinished attic spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 2. mechanical or similar exhaust systems for the kitchen(s), bathroom(s) and laundry areas. 3. clothes dryer exhaust systems. 	<p>10.1A CLARIFICATION AND EXPLANATION – clarifies that each system or component to be inspected is limited to the visible and accessible aspects only. This also clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This helps explain to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>10.1A.1-3 – no change other than to combine current sections into a single section (10.1A.1). Also clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>10.1A.3 no change</p>
<p>B. describe state the presence or absence of:</p> <ol style="list-style-type: none"> 1. insulation and vapor retarders in unfinished spaces at conditioned surfaces. 1. absence of insulation in unfinished spaces at conditioned surfaces. 2. a radiant barrier. 3. permanently installed dehumidification systems. 	<p>ADDITION TO STANDARD – this alerts the client of the presence of these systems and/or components and allows the home inspector to inform the client that these items are beyond the scope and limitations of the home inspection and could require additional evaluation by an expert in the appropriate field, i.e. a licensed electrician or contractor who specializes in that item. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>C. state the condition of those systems and components specified in this Standard that are, in the professional judgment of the <i>Inspector</i>, not functioning properly, a material defect, unsafe, or are near, at, or beyond the end of their normal useful lives:</p> <ol style="list-style-type: none"> 1. insulation, ventilation, and vapor retarders in crawl spaces, foundation areas and unfinished attic spaces. 2. mechanical or similar exhaust systems for the kitchen(s), bathroom(s) and laundry areas. 3. clothes dryer exhaust systems. 	<p>10.1C STATEMENT OF CONDITION – this alerts the client about the condition of those components specified that are, in the professional judgement of the <i>Inspector</i>, “problematic” as defined in 1.2B.1. This further explains to a client the scope and limitations of the home inspection.</p>

<p>10.2 The <i>Inspector</i> is NOT required to:</p> <ul style="list-style-type: none"> A. disturb or move insulation or vapor retarders. B. break or otherwise damage the surface finish or weather seal on or around attic and crawl space access panels or covers. C. identify the composition or R-value of insulation. D. activate thermostatically operated or solar powered fans. E. determine the adequacy of ventilation in attics and crawl spaces. 	<p>10.2A-E – added to be in line with the SoP in many regulated states. ADDITION TO STANDARD – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors</p>
<p>11. FIREPLACES AND FUEL-BURNING APPLIANCES</p>	
<p>11.1. The <i>Inspector</i> shall:</p> <ul style="list-style-type: none"> A. inspect the visible and accessible: <ul style="list-style-type: none"> 1. fuel-burning fireplaces, stoves, and fireplace inserts. 2. fuel-burning accessories installed in fireplaces. 3. chimneys and vent systems. 4. permanently installed electric fireplaces. 5. mantles, hearth, and fireplace surround. 	<p>11.1A CLARIFICATION AND EXPLANATION – clarifies that each system or component to be inspected is limited to the visible and accessible aspects only. This also clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This helps explain to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>11.1A.4-5 CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<ul style="list-style-type: none"> B. describe the type and material of: <ul style="list-style-type: none"> 1. fuel-burning fireplaces, stoves, and fireplace inserts. 2. fuel-burning accessories installed in fireplaces. 3. chimneys and vent systems. 4. permanently installed electric fireplaces. 	<p>11.1B.4 CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<ul style="list-style-type: none"> C. state the condition of those systems and components specified in this Standard that are, in the professional judgment of the <i>Inspector</i>, not functioning properly, a material defect, unsafe, or are near, at, or beyond the end of their normal useful lives: <ul style="list-style-type: none"> 1. fuel-burning fireplaces, stoves, and fireplace inserts. 2. fuel-burning accessories installed in fireplaces. 3. chimneys and vent systems. 4. permanently installed electric fireplaces. 5. mantles, hearth, and fireplace surround. 	<p>11.1C STATEMENT OF CONDITION – this alerts the client about the condition of those components specified that are, in the professional judgement of the <i>Inspector</i>, “problematic” as defined in 1.2B.1. This further explains to a client the scope and limitations of the home inspection.</p>

<p>11.2 The <i>inspector</i> is NOT required to:</p> <p>A. <i>inspect</i>:</p> <ol style="list-style-type: none"> 1. interiors of vent <i>systems</i>, flues, and chimneys that are not <i>readily accessible</i>. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and fireplace surrounds. 5. combustion air <i>components</i> and to determine their adequacy. 6. heat distribution assists (gravity fed and fan assisted). 7. fuel-burning fireplaces and appliances located outside the <i>inspected</i> structures. 	<p>11.2A.1-4 no changes</p> <p>11.2A.5 CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>11.2A.5-7 no changes other than relabeling.</p>
<p>B. determine draft characteristics.</p> <p>C. move fireplace inserts and stoves or firebox contents.</p> <p>D. light pilot flames.</p> <p>E. ignite or extinguish fires.</p> <p>F. perform any type of National Fire Protection Association (NFPA) inspections, such as NFPA 211 Level I, II or III.</p>	<p>11.2B-F ADDITION TO STANDARD – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors</p>
<p>12. GENERAL LIMITATION AND EXCLUSIONS</p>	
<p>12.1 General limitations</p> <p>A. The <i>inspector</i> is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in this Standard.</p> <p>B. <i>Inspections</i> performed using this Standard:</p> <ol style="list-style-type: none"> 1. are not <i>technically exhaustive</i>. 2. are not required to identify and to report: <ol style="list-style-type: none"> a. concealed conditions, latent defects, consequential damages, and b. cosmetic imperfections that do not significantly affect a <i>component's</i> performance of its intended function. <p>C. This Standard applies to buildings with four or fewer dwelling units and their attached and detached garages and carports.</p> <p>D. This Standard shall not limit or prevent the inspector from meeting state statutes which license professional home inspection and home inspectors.</p> <p>E. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the <i>home inspection</i> is provided for emphasis only.</p>	<p>12.1A-E no changes</p>

12.2 General exclusions

A. The *Inspector* is NOT required to determine:

1. the condition of *systems* and *components* that are not *readily accessible*.
2. the age, *remaining* life expectancy or *remaining useful life of systems and components*.
3. the strength, adequacy, effectiveness, and efficiency of *systems* and *components*.
4. the causes of conditions and deficiencies.
5. methods, materials, and costs of corrections.
6. the suitability of the property for any specialized uses.
7. compliance of *systems* and *components* with past and present requirements, guidelines, codes, *standards*, regulations, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, recall notices or advisories, etc.
8. the market value of the property and its marketability.
9. the advisability of purchasing the property.
10. the presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, *wood destroying insects*, molds and mold-like substances.
11. the presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air.
12. the *presence or* effectiveness of *systems installed* and methods used to control or remove suspected hazardous plants, animals, and environmental hazards.
13. operating costs of *systems* and *components*.
14. acoustical properties of *systems and components*.
15. soil conditions relating to *seismic*, geotechnical or hydrologic specialties.

12.2A.1 no change

12.2A.2 CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.

12.2A.3-6 no changes

12.2A.7 “standards” added to be in line with the SoP in many regulated states.

CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.

12.2A.8-9 no changes

12.2A.10 “wood destroying insects” added to be in line with the SoP in many regulated states.

CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.

12.2A.11 no change

12.2A.12 added “presence or” to be in line with the SoP in many regulated states.

CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.

12.2A.13-15 no changes

12.2A.15 added “seismic” to be in line with the SoP in many regulated states.

CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.

<p>16. whether items, materials, conditions and <i>components</i> are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions.</p> <p>17. method of construction such as but not limited to site built, modular, manufactured, balloon or platform framed, etc.</p> <p>18. property boundary lines or encroachments.</p> <p>19. the insurability of the property.</p>	<p>12.2A.16 no change</p> <p>12.2A.17-19 added to be in line with the SoP in many regulated states. CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>B. The <i>Inspector</i> is NOT required to offer:</p> <ol style="list-style-type: none"> 1. or to perform acts or services contrary to law or to government regulations. 2. or to perform architectural, <i>engineering</i>, contracting, or surveying services or to confirm or to evaluate such services performed by others. 3. or to perform trades or professional services other than <i>home inspection</i>. 4. warranties or guarantees. <p>C. The <i>Inspector</i> is NOT required to operate:</p> <ol style="list-style-type: none"> 1. <i>systems</i> and <i>components</i> that are shut down or otherwise inoperable. 2. <i>systems</i> and <i>components</i> that do not respond to <i>normal operating controls</i>. 3. shut-off valves and manual stop valves. 4. <i>automatic safety controls</i>. 5. operate remote-controlled devices via Wi-Fi, Bluetooth, RF, or other communication protocols and automations. 	<p>12.2B.1-4 no changes</p> <p>12.2C.1-4 no changes</p> <p>12.2C.5 added due to expanding technology. CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>D. The <i>Inspector</i> is NOT required to enter:</p> <ol style="list-style-type: none"> 1. enter areas that will, in the professional judgment of the <i>inspector</i>, likely be dangerous to the <i>inspector</i> or to other persons, or to damage the property or its <i>systems</i> and <i>components</i>. 2. under floor crawlspaces and attics that are not readily accessible. 3. walk roof surfaces. (moved to roofing section) 3. anticipate future events or conditions, including but not limited to: <ol style="list-style-type: none"> a. decay, deterioration, or damage that may occur after the inspection. b. deficiencies from abuse, misuse or lack of use. c. changes in performance of any component or system due to changes in use or occupancy. d. the consequences of the inspection or its effects on current or future buyers and sellers. 	<p>12.2D.1 – grammatical change only</p> <p>12.2D.2 moved to Section 2.2C</p> <p>12.2D.3 – added to be in line with the SoP in many regulated states. CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>

<ul style="list-style-type: none"> e. common household accidents, personal injury, or death. f. the presence of water penetration. g. future performance of any system or component. 	
<p>E. The <i>Inspector</i> is NOT required to <i>inspect</i>:</p> <ol style="list-style-type: none"> 1. underground items including, but not limited to, wells, cisterns, underground storage tanks and other underground indications of their presence, whether abandoned or active. 2. interior and exterior subsurface drainage systems. 3. items that are not permanently installed. 4. installed decorative items. 5. items in areas that are not entered in accordance with 2.2.C and 12.2.D.1. 6. detached structures other than garages and carports. 7. common elements or areas in multi-unit housing, such as condominium properties and cooperative housing. 8. every occurrence of multiple similar components. 9. outdoor cooking appliances, fireplaces, and fire pits. 10. bridges. 11. elevators, lifts, cable-hoisted fixtures, and devices. 12. swimming pools, spas, hot tubs, ponds, water features and their related components. 13. phone and cable lines, antennae and satellite dishes. 	<p>12.2E.1 CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>12.2E.2 CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>12.2E.9 CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>12.2E.10-13 CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>F. The <i>Inspector</i> is NOT required to:</p> <ol style="list-style-type: none"> 1. perform procedures or operations that will, in the professional judgment of the <i>inspector</i>, likely be dangerous to the <i>inspector</i> or to other persons, or to damage the property or its systems or components. 2. describe or report on systems and components that are not included in this Standard and that were not inspected. 3. move personal property, furniture, equipment, plants, soil, snow, ice, and debris. 4. dismantle systems and components, except as explicitly required by this Standard. 5. reset, reprogram, or otherwise adjust devices, systems, and components affected by inspection required by this Standard. 	<p>12.2F.1-7 no changes</p>

<ul style="list-style-type: none">6. ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition.7. probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.8. turn on any utilities such as electric, water, gas.	<p>12.2F.8 CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>