

Table of Contents



INTRODUCTION.....	5
CHAPTER 1: INTERNACHI STANDARDS OF PRACTICE	8
CHAPTER 2: SITE AND ENVIRONMENT ...	10
2.1 PROPERTY DRAINAGE.....	10
2.2 LANDSCAPING	12
2.3 OTHER STRUCTURES	16
2.4 YARDS AND COURTS	16
2.5 FLOOD ZONES	16
2.6 OTHER FACTORS	17
2.7 INSPECTION STANDARDS	18
CHAPTER 3: ROOF COVERINGS.....	19
3.1 LOW-SLOPE ROOF COVERINGS	22
3.2 PARAPETS AND GABLES.....	23
3.3 SKYLIGHTS.....	23
3.4 GUTTERS AND DOWNSPOUTS	24
3.5 INSPECTION STANDARDS	26
CHAPTER 4: BUILDING EXTERIOR.....	27
4.1 FOUNDATION WALLS AND PIERS.....	27
4.2 EXTERIOR WALL COVERING	28
4.3 WINDOWS AND DOORS.....	31
4.4 DECKS, WATER, AND GFCIS	34
4.5 MASONRY AND METAL CHIMNEYS.....	35
4.6 LIGHTNING PROTECTION	36
4.7 INSPECTION STANDARDS	36
CHAPTER 5: BUILDING INTERIOR.....	37
5.1 BASEMENT OR CRAWL SPACE	37
5.2 INTERIOR SPACES	39
5.3 BATHROOMS.....	42
5.4 KITCHENS	44
5.5 STORAGE SPACES	45
5.6 STAIRS AND HALLWAYS	45
5.7 LAUNDRIES AND UTILITY ROOMS.....	46
5.8 FIREPLACES AND FLUES	47
5.9 ATTICS, ROOF AND VENTS	48
5.10 THERMAL EFFICIENCY	49
5.11 SOUND TRANSMISSION	50
5.12 ASBESTOS.....	50
5.13 LEAD.....	51
5.14 RADON GAS	53
5.15 TORNADO SAFE ROOM	54
5.16 INSPECTION STANDARDS	54
CHAPTER 6: STRUCTURAL SYSTEM	55
6.1 SEISMIC RESISTANCE	56
6.2 WIND RESISTANCE	57
6.3 MASONRY	59
6.4 FOUNDATIONS AND PIERS.....	61
6.5 MASONRY WALLS	65
6.6 CHIMNEYS	69
6.7 WOOD STRUCTURAL	70
6.8 IRON, STEEL STRUCTURAL	73
6.9 CONCRETE STRUCTURAL	74
6.10 INSPECTION STANDARDS	74
CHAPTER 7: PLUMBING SYSTEM.....	75
7.1 WATER SERVICE ENTRY.....	75

7.2 INTERIOR WATER DISTRIBUTION	76	10.6 ATTIC ACCESS.....	105
7.3 DRAIN, WASTE, AND VENT PIPING	77	10.7 DUCTS	105
7.4 TANK WATER HEATERS.....	77	10.8 “CAN” LIGHTS	105
7.5 COIL WATER HEATERS	79	10.9 STACK EFFECT	106
7.6 PRIVATE WELLS	79	10.10 ATTIC INSULATION THICKNESS	106
7.7 SEPTIC SYSTEMS	80	10.11 ADDITIONAL INFORMATION	107
7.8 GAS SUPPLY IN SEISMIC REGIONS	81	CHAPTER 11: CHECKLISTS FOR THE	
7.9 INSPECTION STANDARDS	81	SEASONS	108
CHAPTER 8: ELECTRICAL SYSTEM	82	CHAPTER 12: SERVICE LIFE	
8.1 SERVICE ENTRY	82	EXPECTANCIES	110
8.2 MAIN ELECTRIC SERVICE PANEL.....	83	CHAPTER 13: CONSUMER RESOURCES .	112
8.3 BRANCH CIRCUITS	85		
8.4 INSPECTION STANDARDS	87		
CHAPTER 9: HVAC SYSTEM.....	88		
9.1 THERMOSTATIC CONTROLS.....	88		
9.2 FUEL-BURNING UNITS	89		
9.3 FORCED AIR HEATING.....	90		
9.4 FORCED HOT WATER, HYDRONIC.....	91		
9.5 STEAM HEATING	93		
9.6 ELECTRIC RESISTANCE.....	95		
9.7 CENTRAL AIR	95		
9.8 GAS-ABSORPTION COOLING	98		
9.9 HEAT PUMPS	98		
9.10 EVAPORATIVE COOLING	99		
9.11 HUMIDIFIERS	100		
9.12 WINDOW AIR CONDITIONERS	101		
9.13 WHOLE HOUSE FANS	101		
9.14 INSPECTION STANDARDS	101		
CHAPTER 10: MAKING YOUR HOME			
ENERGY EFFICIENT	102		
10.1 GETTING STARTED.....	102		
10.2 WORKING IN THE ATTIC.....	103		
10.3 WHAT YOU WILL NEED	103		
10.4 PLUG THE LARGE HOLES	104		
10.5 SEAL THE SMALL HOLES	104		