

- 1) **DEFINITIONS.** As used in these Standards of Practice:
- a) **“Activate”** means to supply power, or enable systems, equipment, or devices to become active by normal control means, including but not limited to turning on gas or water supply valves to fixtures and/or appliances.
 - b) **“Adversely Affect”** means to constitute or potentially constitute a negative or destructive impact in the opinion of the home inspector.
 - c) **“Additional Inspection Services”** means inspection services beyond the scope of the standards of practice.
 - d) **“Appliance”** means a device operated by use of electricity or gas.
 - e) **“Central Air Conditioning”** means a system that uses ducts to distribute cooled and/or dehumidified air to more than one room at a time, and which is not plugged into an electrical convenience outlet.
 - f) **“Clearance to Combustibles”** means the distance between a heat producing appliance, chimney, chimney connector, vent, vent connector, or plenum and other surfaces. With respect to garages, it also includes the distance between the floor and an installed source of ignition.
 - g) **“Client”** means the person or entity for whom a home inspection is performed.
 - h) **“Component”** means a permanently installed appliance, fixture, element, or part of a system.
 - i) **“Cross Connections”** means any physical connection or arrangement between potable water and any source of contamination.
 - j) **“Dangerous or Adverse Situations”** means situations that pose a threat of injury to the home inspector or which require use of special protective clothing or safety equipment.
 - k) **“Describe”** means to identify a system or component by its type or other distinguishing characteristics.
 - l) **“Detrimental Conditions”** means any conditions that, in the opinion of the home inspector, may likely be a hazard or potential hazard, unhealthy, or in any way harmful to the home inspector or to the systems and components of the property.
 - m) **“Dismantle”** means to take apart or remove any component, device or piece of equipment that is bolted, screwed or fastened by any other means and that would not be taken apart or removed by a homeowner in the course of normal and routine household maintenance.
 - n) **“Engineering”** means analysis or design work requiring extensive education, training, preparation and experience in the use of mathematics, chemistry, physics, and the engineering sciences.
 - o) **“Evaluate”** means to ascertain, judge, or form an opinion about the condition of a system or component.
 - p) **“Foundation”** means the base upon which the structure or a wall rests.
 - q) **“Function”** means the action for which a system or component is designed or used or for which a system or component exists.
 - r) **“Functional”** means performing or having the ability to perform a function.
 - s) **“Functional Drainage”** means draining in a reasonable amount of time.
 - t) **“Functional Flow”** means sufficient water flow to provide uninterrupted supply to the faucet furthest from the source when a single intermediate, unrestricted tap is operated simultaneously with uninterrupted flow.

- u) **“Further Evaluation”** means to recommended examination and/or analysis beyond the scope of the standards of practice by a qualified professional, licensed tradesperson or technician to determine the presence or absence of a material defect.
- v) **“Habitable”** means in a condition suitable for human habitation.
- w) **“Habitable Spaces”** means those rooms or spaces typically used for sitting, sleeping, bathing, toilets, eating or cooking, and does not include closets, halls, storage spaces, utility areas, crawlspaces, attics, garages and unconditioned spaces.
- x) **“Hazard”** means a danger to the health and/or safety of people.
- y) **“Heat Source”** means any device from which heat is intended to be emitted, including but not limited to radiators, convector units, radiant panels, heat pipes, ductwork, grilles and registers.
- z) **Home Inspection**
 - i) **“Home Inspection”** means a non-invasive limited visual examination of a residential dwelling of not more than four attached units, or any portion thereof designed to identify material defects at the time of the inspection of three or more of the following readily accessible systems and components:
 - (1) Heating systems;
 - (2) Cooling systems;
 - (3) Electrical systems;
 - (4) Plumbing systems;
 - (5) Structural components;
 - (6) Foundations;
 - (7) Roof coverings;
 - (8) Exterior and interior components; and
 - (9) Any other components and systems that are part of the residential dwelling and included in the standards of practice followed by the home inspector.
 - ii) The term “home inspection” also includes any consultation regarding the property that is represented to be a home inspection or that is described by any similar term.
 - iii) The term “home inspection” does not include:
 - (1) A compliance inspection for any code or governmental regulation;
 - (2) An examination for the conditions and operation of the following:
 - (i) Kitchen-type appliances;
 - (ii) On-site water supplies or wells; or
 - (iii) Private waste systems;
 - (3) The determination of the presence of wood-destroying organisms or pests, or the presence of fungi, mold, bacteria, asbestos, lead-based paint, gases or conditions of air quality; or
 - (4) An examination and evaluation of only two or less of the components listed in section (a)(1).
- aa) **Home Inspector Entity**
- bb) **“Home Inspection Report”** means a written report on the results of a home inspection which is issued for a home inspection. The report shall include the following:
 - i) A clear identification and description of those systems, structures or components which were inspected;

- ii) A clear identification and description of those systems, structures or components designated to be inspected under the standards of practice approved by the board and which were not inspected, and the reason why they were not inspected;
- iii) A clear identification and description of any material defects found to be in need of repair, including any recommendations for further evaluation; and
- iv) A completed pre-inspection agreement.
- cc) **“Home Inspector”** means an individual who performs a home inspection as defined by these Standards of Practice.
- dd) **“Household Appliances”** means kitchen, laundry, and similar appliances.
- ee) **“Identify”** means to report in writing a system or component by its type, or other observed characteristics, to distinguish it from other systems or components used for the same purpose.
- ff) **“In Need of Repair”** means a system or component which, in the opinion of the home inspector needs repair because of its effect upon the value, habitability or safety of the dwelling.
- gg) **“Inspect”** means to evaluate the systems and components of a building in accordance with these standards of practice.
- hh) **“Inspected Property:** The readily accessible areas of the buildings, site, items, components, and systems included in the inspection.
- ii) **“Installed”** means attached or connected to the structural, mechanical, plumbing or electrical system of the house such that the item installed cannot be removed without the use of tools.
- jj) **“Intended Function”** means performing or able to perform the usual function for which a system or component is designed, or fitted, and be in a condition or state of repair appropriate to its age and location.
- kk) **“Latent Defect”** means a defect or fault which could not have been discovered by an inspection performed in accordance with these standards of practice.
- ll) **“Material defect”** means any condition that significantly affects the value, habitability or safety of the dwelling. Style, cosmetic defects or aesthetics shall not be considered in determining whether a system, structure or component is materially defective.
- mm) **“Normal Operating Controls”** means homeowner operated devices, including but not limited to thermostats, wall switches, safety switches, faucet handles.
- nn) **“Observe”** means performing a visual examination in accordance with these standards of practice.
- oo) **“Operate”** means to cause systems components to function by use of normal operating controls.
- pp) **“Potential Hazard”** means a danger to health or safety which may occur if corrective action is not taken.
- qq) **“Pre-Inspection Agreement”** means a written contract between a customer and a home inspector to do a home inspection.
- rr) **“Pre-Inspection Notice”** means a document which shall be provided to a customer prior to the start of the home inspection. The pre-inspection notice shall contain, at a minimum, the following information:
 - i) A clear description of the scope of the home inspection;

- ii) A clear description of any limitations on the liability of the home inspector for any errors and omissions which may arise during the home inspection;
 - iii) An identification of the national home inspection organizations approved by the board which the home inspector is a member of at the time of the home inspection; and
 - iv) An identification of the standards of practice approved by the board which the home inspector will be following during the home inspection.
 - ss) **“Primary Windows and Doors”** means windows and exterior doors designed to remain in their respective openings year round.
 - tt) **“Readily accessible”** means available for visual inspection without requiring the moving of personal property, dismantling, destructive measures or actions that would likely involve risk to persons or property.
 - uu) **“Recreational Facilities”** includes but is not limited to spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic equipment.
 - vv) **“Representative Number”** means a sufficient number, in the inspector’s opinion, to serve as a typical or characteristic example of the item(s) inspected. For multiple identical components such as windows and electric outlets, it means one such component per room. For multiple identical exterior components, it means one such component on each side of the building.
 - ww) **“Roof Drainage Systems”** means gutters, downspouts, leaders, splash blocks, and similar components used to carry water from a roof and away from a building.
 - xx) **“Safety Devices”** means devices designed and installed to protect systems and components from excessively high or low pressures and temperatures, excessive electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other hazards.
 - yy) **“Slab on Grade”** means a structure which has no crawl space and is in direct contact with the soil, and which may or may not have supporting piers or pads.
 - zz) **“Shut Down”** means a system or equipment which cannot be operated by normal control devices.
 - aaa) **“Solid Fuel Heating Device”** means any wood, coal, or similar fuel-burning device, including but not limited to fireplaces, fireplace inserts and stoves, wood stoves, central furnaces, and any combination thereof.
 - bbb) **Structural Component:** A building component which supports interior or exterior finish materials or other building components.
 - ccc) **“System”** means components that function as a whole.
 - ddd) **“Technically Exhaustive”** means using measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.
 - eee) **“Verify”** means to confirm or substantiate.
 - fff) **“Under-floor Crawl Space”** means the area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.
 - ggg) **“Water Supply Quality”** means the bacterial, chemical, mineral and solids content of the water.
- 2) **PURPOSE AND SCOPE.**
- a) **General Scope.**

- i) The purpose of the Standards of Practice is to establish minimum and uniform standards for home inspections performed in the State of Kansas.
- ii) A home inspector shall not be required to exceed the scope of these Standards of practice unless the home inspector agrees to provide additional inspection services to the extent those services are not inconsistent with the Kansas Home Inspector Registration Act and amendments thereto, and rules and regulations promulgated by the Kansas Home Inspector Registration Board.
- iii) Inspections performed under the Standards of Practice are not required to:
 - (1) Be technically exhaustive;
 - (2) Identify latent defects;
 - (3) Determine any of the following:
 - (a) The remaining life expectancy of any system or component;
 - (b) The market value of the property or its marketability;
 - (c) The adequacy or effectiveness of any repairs made to any system or component;
 - (d) The methods, materials, or costs of repair or replacement of any component or system;
 - (e) The age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements;
 - (f) The operating costs of any system or component;
 - (g) The acoustic properties of any system or component;
 - (h) The presence of, or damage resulting from, potentially hazardous organisms including, but not limited to, termites and other wood destroying organisms; mold or mold-like substances; and insects, birds, pets, mammals, and other flora and fauna;
 - (i) The presence of, or damage resulting from, other environmental hazards including, but not limited to, lead, asbestos, toxins, carcinogens, noise, and other contaminants, or the effectiveness of any system installed or method utilized to control or remove such hazards; or
 - (j) The indoor air quality of the property;
 - (4) Operate any of the following:
 - (a) Any system or component that is shut down or does not appear to function properly.
 - (b) Shut-off valves or manual stop valves.
 - (c) Remote controls.
 - (d) Low voltage electrical systems.
 - (5) Opine as to the advisability of purchase of the property or the suitability of the property for any specialized use;
- iv) An Inspector shall exclude from the home inspection any component or system which the inspector is not competent or qualified to inspect. Any exclusion shall be stated in the inspection report.
- v) A home inspection performed in accordance with these Standards of Practice shall not be construed as a compliance inspection of any code, governmental regulation, or manufacturer's installation instructions or procedures.

- vi) If for any reason outside the home inspector's control the home inspector is not allowed sufficient time to comply with these Standards of Practice, then the home inspector shall state in the home inspection report that due to the time limitations placed upon the home inspector, the home inspection is not in compliance with provisions of the Standards of Practice. The home inspector will have no further obligation to the client for any subsequent home inspection and will have no financial liability to the client for systems or components that were not inspected.
- b) **Pre-Inspection Agreement.**
 - i) Prior to any home inspection, the inspector shall enter into a pre-inspection agreement with the client or duly authorized representative.
 - ii) The pre-inspection agreement shall include the following:
 - (1) The name of the client or duly authorized representative;
 - (2) The address of the property to be inspected;
 - (3) The date of the home inspection;
 - (4) The name, address and registration number of the inspector or home inspector entity;
 - (5) A fee schedule or approximate fee for the home inspection and any other services performed;
 - (6) A statement that the home inspection will be performed in accordance with these Standards of Practice;
 - (7) A statement that the home inspection is not a warranty, guarantee or any form of insurance regarding the future adequacy, performance, or useful life of any item, component, or system.
 - (8) A clear and conspicuous statement of any limitations or exclusions of systems or components being inspected that vary from these Standards of Practice;
 - (9) The signature of the client or his or her duly authorized representative; and
 - (10) A clear and conspicuous statement notifying the client where to obtain a copy of these Standards of Practice.
 - iii) If an inspector excludes from the home inspection any component or system listed in these Standards of Practice, other than a component or system which the client has agreed in writing to be excluded from the home inspection, the inspector shall advise the client in the inspection report or the pre-inspection agreement that the component or system shall be or has been excluded. If the inspector notifies the client as provided herein, the inspector shall have no further obligation to the client to perform additional inspections of the components or systems not inspected.
- c) Following the home inspection, the inspector shall provide a written inspection report to the client.
- d) The home inspector shall not be responsible for repairs or replacements of systems or components inspected in accordance with these Standards of Practice.
- 3) **INSPECTION REQUIREMENTS.**
 - a) **Heating Systems and Components.**
 - i) The home inspector shall inspect the following heating systems and components:
 - (1) Heating equipment;
 - (2) Heating distribution systems, including but not limited to blowers, pumps, ducts, piping, radiators, convectors, registers, air filters, insulation and fan coil units;

- (3) Operating controls;
 - (4) Flue pipes, dampers, chimneys and combustion gas venting;
 - (5) Clearance to combustibles; and
 - (6) The presence of an installed heating source in each habitable space.
- ii) The home inspector is not required to:
 - (1) Inspect any of the following:
 - (a) Heat exchangers;
 - (b) The interior of chimneys and flues;
 - (c) Heating system accessories, such as humidifiers, air purifiers, motorized dampers, and heat reclaimers;
 - (d) Solar heating systems;
 - (e) Fresh air ventilators
 - (f) Central solid fuel heating systems; or
 - (g) Concealed distribution systems for any type of heating system;
 - (2) Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system or adequacy of combustion air;
 - (3) Activate or operate heating systems that do not respond to normal controls or have been shutdown, or heating, heat pump systems, or other systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment;
 - (4) Remove covers or panels that are not readily accessible;
 - (5) Dismantle any equipment, controls, or gauges;
 - (6) Examine electric heater elements or heat pump fluid/gas materials; below grade systems and components; or any solar-energy heating systems or components, UV or electronic air filters; or
 - (7) Light pilot flames.
- b) **Cooling Systems and Components.**
 - i) The home inspector shall inspect the following cooling and air conditioning systems and components:
 - (1) Cooling equipment, including energy sources and cooling equipment type;
 - (2) Cooling distribution systems, including but not limited to ducts, registers, air filters, fans, pumps and piping, with associated supports, insulation, and fan-coil units if different than the heating system;
 - (3) Operating controls;
 - (4) The presence of an installed cooling source in each habitable space; and
 - (5) A representative number of central air cooling units in each habitable space.
 - ii) The home inspector is not required to:
 - (1) Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system;
 - (2) Inspect gas-fired refrigeration systems, evaporative coolers, window-mounted air-conditioning units and non-permanently installed cooling systems;
 - (3) Operate cooling or other systems that have been shut-down or any equipment or systems if exterior temperature is or has been below 60° Fahrenheit for the previous 24 hours or if other circumstances are not conducive to safe operation or may damage the equipment or controls;

- (4) Dismantle any equipment, controls, or gauges;
- (5) Activate or operate cooling systems that do not respond to normal controls;
- (6) Activate or operate heat pump cooling systems when the system is operated in the heating mode; or
- (7) Evaluate the effectiveness or adequacy of any safety device.
- c) **Electrical Systems and Components.**
 - i) The home inspector shall inspect the following electrical systems and components:
 - (1) The entrance of the primary service from masthead to main panel;
 - (2) The service line, drip loops and weather heads;
 - (3) Service entrance conductors, including conductor type and sheathing;
 - (4) Main and downstream distribution panels;
 - (5) Main disconnect, including location;
 - (6) Main over-current devices;
 - (7) Panels, breakers and fuses;
 - (8) Main and sub-panels service entrance conductor type and condition, including feeders;
 - (9) Amperage and voltage ratings of the service
 - (10) Branch circuit conductors, their over-current devices, and the compatibility of their ampacity and voltages;
 - (11) Service equipment;
 - (12) Grounding equipment;
 - (13) Circuit bonding;
 - (14) The operation of a representative number of exposed, permanently installed ceiling fans, lighting fixtures, switches and receptacles located inside the house and attached garage, and on the dwelling exterior walls;
 - (15) A grounding of a representative number of receptacles;
 - (16) The operation of Ground Fault Circuit Interrupter (GFCI) receptacles and circuit breakers;
 - (17) The operation of Arc Fault Circuit Interrupter (AFCI) receptacles and circuit breakers;
 - (18) The presence of any solid aluminum branch circuit wiring; and
 - (19) The presence of smoke detectors.
 - ii) The home inspector is not required to:
 - (1) Inspect any of the following:
 - (a) Ancillary systems;
 - (b) Any wiring that is not part of the primary electrical system, including but not limited to timers, home protection systems, low voltage systems, relays, smoke/heat detectors, antennas, electrical de-icing tapes, lawn sprinkler wiring, swimming pool or spa wiring, or time-controlled devices;
 - (c) Private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility;
 - (d) Spark or lightning arrestors
 - (e) Central vacuum systems, or
 - (f) Electrical equipment not readily accessible.

- (2) Measure amperage, voltage or impedance and continuity in any electrical system, device or appliance;
 - (3) Dismantle any electrical device or control other than to remove the covers of the main and downstream distribution panels;
 - (4) Insert any tool, probe or testing device into the main or sub-panels;
 - (5) Activate any electrical systems or branch circuits which are not energized;
 - (6) Operate electrical systems or components that are disconnected or switched off at the main electrical panel;
 - (7) Determine the condition, operation or adequacy of smoke detectors;
 - (8) Test or operate any over-current device except Ground Fault Circuit Interrupters (GFCI) and Arc Fault Circuit Interrupter (AFCI) breakers using the installed test buttons;
 - (9) Remove panel covers or dead front covers if not readily accessible;
 - (10) Inspect the panel if insufficient clearance or other conditions do not permit safe access; or
 - (11) Evaluate the effectiveness or adequacy of any safety device.
- d) **Plumbing Systems and Components.**
- i) The home inspector shall inspect the following plumbing systems and components:
 - (1) The interior water supply and distribution system including:
 - (a) Piping materials, supports and insulation;
 - (b) All fixtures and faucets;
 - (c) Interior drain, waste and vent systems including traps, drains, waste, and vent piping and piping supports;
 - (d) Supply piping, venting, and supports;
 - (e) Hot water systems including water heating equipment, normal operating controls, safety temperature-pressure relief valve and drain piping;
 - (2) Combustion gas vent systems, flues and chimneys;
 - (3) Fuel storage and fuel distribution systems;
 - (4) The location of main water and main fuel shutoff valves; and
 - (5) Drain and waste ejector pumps.
 - ii) The home inspector is not required to:
 - (1) Determine if the water supply or sewage treatment system is public or private;
 - (2) Inspect any of the following:
 - (a) Any system that is shut-down or winterized;
 - (b) Any plumbing components not readily accessible;
 - (c) Any exterior plumbing components;
 - (d) Interior fire sprinkler systems;
 - (e) Water conditioning equipment, including softener and filter systems;
 - (f) Private water supply systems;
 - (g) Private sewage treatment systems,
 - (h) Solar or geothermal water heating systems,
 - (i) The presence of gas supply leakage.
 - (j) Floor drains;
 - (k) Yard sprinkler systems;
 - (l) Drainage to or from any appliance, unit, or apparatus.

- (m) Jetted and hydro massage tubs, except as to functional flow and functional drainage;
- (n) Swimming pools, ponds or other water features and spas.
- (3) Operate any main, branch or fixture valve except fixture faucets and hose faucets attached to the building.
- (4) Evaluate any of the following:
 - (a) The potability of any water supply system or the condition and operation of water wells, cisterns and related pressure tanks and pumps and related equipment;
 - (b) The quality or quantity or reliability of any water supply system;
 - (c) The effectiveness or adequacy of any safety device; or
 - (d) The condition and operation of any sewage disposal systems, public or private and components, such as cesspools, septic tanks, drain fields, related underground piping, backwater valves, conduit, ejector pumps and any related equipment.
 - (e) Test shower pans, tub and shower surrounds, or enclosures for leakage;
 - (f) Fill any fixture with water during an inspection.
 - (g) Determine any of the following:
 - (i) The size, temperature, age, life expectancy or adequacy of the water heater;
 - (ii) The adequacy of the combustion air;
 - (iii) The exact flow rate, volume, pressure, temperature, or adequacy of the water supply;
 - (iv) The effectiveness of anti-siphon, back-flow prevention or any cross-connection device or drain-stop devices; or
 - (v) Whether there are sufficient clean-outs for effective cleaning of drains.
 - (h) Observe or inspect any on-site fuel tanks or fuel systems and related safety systems; or
 - (i) Light pilot flames.
- e) **Structural Systems and Components.**
 - i) The home inspector shall inspect the following structural systems and components:
 - (1) Floors;
 - (2) Bearing walls;
 - (3) Posts and piers;
 - (4) Beams, joists, trusses and sub-floors;
 - (5) Roof structure and attic components;
 - (6) Chimney foundations;
 - (7) Stairs; and
 - (8) Other similar structural components.
 - ii) The home inspector shall probe components if deterioration is suspected or where clear indications of possible deterioration exist; provided, however, probing is not required if deterioration is evident through other means; if probing will damage any finished surface; or if no deterioration is visible.
 - iii) The home inspector is not required to:
 - (1) Enter any of the following:

- (a) Substructure areas that are not readily accessible or where entry could cause damage or expose the inspector to a hazard;
 - (b) Crawlspace where the floor access opening is less than 18" x 24" or a perimeter wall opening is less than 24"x16" with at least a full depth exterior access well with a footprint size of 16"deep x 24"wide;
 - (c) Under floor crawl spaces when obstructed, restricted or when headroom is less than 3 feet below the floor joists;
 - (d) Attics when there is less than a 22"x30" access or when entry could damage the property or its contents, or when no walk boards are present, or with headroom of less than 5 feet;
 - (e) Any area where hazards or potential hazards are present or suspected; or
 - (f) Any area where access cannot be safely gained with a 12 foot ladder.
 - (2) Identify size, spacing, span, location or adequacy of any structural system or component.
 - (3) Break or otherwise damage the surface finish or weather seal on or around access panels and covers.
- f) **Foundations.**
- i) The home inspector shall inspect the following foundation systems and components:
 - (1) The condition and serviceability of a representative number of visible, exposed areas of foundation walls;
 - (2) Grade slabs;
 - (3) Foundation drainage systems; and
 - (4) Sump pumps and related equipment.
 - ii) The home inspector shall probe components if deterioration is suspected or where clear indications of possible deterioration exist; provided, however, probing is not required if deterioration is evident through other means; if probing will damage any finished surface; or if no deterioration is visible.
 - iii) The home inspector is not required to:
 - (1) Enter any of the following:
 - (a) Substructure areas that are not readily accessible or where entry could cause damage or expose the inspector to a hazard;
 - (b) Crawlspace where the floor access opening is less than 18" x 24" or a perimeter wall opening is less than 24"x16" with at least a full depth exterior access well with a footprint size of 16"deep x 24"wide;
 - (c) Under floor crawl spaces when obstructed, restricted or when headroom is less than 3 feet below the floor joists;
 - (d) Any area where hazards or potential hazards are present or suspected; or
 - (2) Identify size, spacing, span, location or adequacy of foundation bolting or bracing.
 - (3) Break or otherwise damage the surface finish or weather seal on or around access panels and covers.
- g) **Roof Coverings.**
- i) The home inspector shall inspect the following:
 - (1) Roof coverings;
 - (2) Roof drainage systems;

- (3) Attic ventilation systems;
 - (4) Flashings;
 - (5) Skylights;
 - (6) Other roof penetrations.
- ii) The home inspector is not required to:
 - (1) Inspect any roof not readily accessible with a 12-foot ladder;
 - (2) Walk on or access a roof if doing so may cause damage to the roof or unnecessary risk to the Inspector;
 - (3) Inspect internal or gutter and downspout systems and related underground drainage piping;
 - (4) Inspect antennas, lightning arresters, or similar attachments;
 - (5) Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces;
 - (6) Operate powered roof ventilators;
 - (7) Determine remaining life expectancy of roof coverings, insurability, presence or absence of hail damage; manufacturers' defects, exceptions, installation methods or recalls; number of layers or adequacy of attic ventilation.
- h) **Exterior Systems and Components.**
 - i) **Site and Grounds.**
 - (1) The home inspector shall inspect the following:
 - (a) The building perimeter,
 - (b) Adjacent or entryway walks, grade steps, driveways, patios, and retaining walls contiguous with the structure.
 - (c) The grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building; and
 - (d) Walkways, patios, and driveways leading to dwelling entrances.
 - (2) The Inspector is Not Required to Inspect, Evaluate or Report:
 - (a) Geological or hydrological conditions, including but not limited to water table depth, the presence or absence of subsurface water, and soil composition, stability or load-bearing capacity;
 - (b) Seawalls, break-walls and docks; waterfront bulkhead, piers, ponds, fountains or decorative water features;
 - (c) Erosion control and earth stabilization measures;
 - (d) Drain fields or drywells;
 - (e) Fences or privacy walls;
 - (f) The condition of trees, shrubs, and or other vegetation;
 - (g) Site engineering or property boundaries, encroachments or easements; or
 - (h) Ownership of property, fencing, privacy walls, retaining walls, or related issues.
 - ii) **Exterior and Interior Systems and Components.**
 - (1) **Exterior Systems and Components.**
 - (a) The home inspector shall inspect the following exterior systems and components:
 - (i) Visible exterior wall coverings;
 - (ii) Flashings and trim;
 - (iii) Primary windows and doors;

- (iv) Garage doors and operators;
 - (v) Attached garages and carports;
 - (vi) Attached decks, balconies, stoops, steps, columns, areaways, and porches including hand railings and guardrails;
 - (vii) Eaves, soffits and fascias; and
 - (viii) Visible exterior portions of chimneys.
 - (b) The home inspector shall probe components if deterioration is suspected or where clear indications of possible deterioration exist; provided, however, probing is not required if deterioration is evident through other means; if probing will damage any finished surface; or if no deterioration is visible.
 - (c) The home inspector shall observe the visible condition of the components from the ground level and the condition of a representative number of visible windows and doors.
 - (d) The home inspector shall describe the visible exterior wall covering and the type and material comprising the visible exterior components inspected.
 - (e) The Inspector is not required to:
 - (i) Inspect any of the following:
 - 1. buildings, decks, patios, retaining walls, and other structures detached from the house;
 - 2. The operation of security locks, devices or systems;
 - 3. Exterior accent lighting; or
 - 4. The type of glass or the integrity of thermal window seals or damaged glass.
 - (ii) Evaluate the function of shutters, awnings, storm doors, storm windows and similar accessories or the presence, extent, and type of insulation and vapor barriers in the exterior walls.
 - (iii) Examine the interior of the chimney flues or determine the presence or absence of flu liners.
 - (iv) Enter areas beneath decks with less than 3 feet of clearance from the underside of joists to grade or if otherwise inaccessible.
- (2) Interior Systems and Components.**
- (a) The home inspector shall inspect and describe a representative number of the following interior systems and components:
 - (i) Walls;
 - (ii) Ceilings;
 - (iii) Floors;
 - (iv) Steps;
 - (v) Stairways;
 - (vi) Balconies;
 - (vii) Hand railings and guardrails;
 - (viii) Countertops;
 - (ix) Installed cabinets;
 - (x) Doors; and
 - (xi) Windows.
 - (b) The home inspector is not required to:
 - (i) Inspect any of the following:

1. Household appliances;
 2. The fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises;
 3. Signal lights;
 4. Elevators;
 5. Remote controls;
 6. Appliances;
 7. Items not permanently installed;
 8. Floor coverings;
 9. Paint, wallpaper, window treatments or finish treatments;
 10. Central vacuum systems;
 11. Safety glazing in locations subject to human impact;
 12. Storm windows;
 13. Security components;
 14. Security bar release and opening mechanisms, whether interior or exterior including compliance with local, state, or federal standards;
 15. Equipment housed in the garage except as otherwise noted.
- (ii) Operate any of the following:
1. Household appliances;
 2. Equipment housed in the garage;
 3. Any system, appliance or component that requires the use of special keys, codes, combinations, or devices;
 4. Signal lights;
 5. Any sauna, non-heating steam equipment; kiln, tanning beds or other small ancillary devices, except as explicitly required by these Standards of Practice; or
- (iii) Move furniture, stored items, or any floor coverings to inspect the concealed floor and/or structure; drop ceiling tiles; and household appliances.
- i) **Other Components and Systems that are Part of the Residential Dwelling.**
- i) **Fireplace & Solid Fuel Burning Appliances.**
- (1) The home inspector shall inspect the following:
 - (a) Permanently installed masonry fireplaces, including visible areas of the fireboxes, hearth extensions, mantles fireplace surrounds;
 - (b) The installation of manufactured solid-fuel or gas burning appliance and operating controls; and
 - (c) Dampers and associated system components.
 - (2) The home inspector is not required to:
 - (a) Inspect any of the following:
 - (i) Interiors of flues or chimneys, including inserts;
 - (ii) Firescreens and doors;
 - (iii) Glass doors;
 - (iv) Seals and gaskets;
 - (v) Automatic fuel feed devices;
 - (vi) The presence or absence of any seals or gaskets;

- (vii) Combustion or make-up air devices; or the heat distribution assists, whether gravity controlled or fan assisted.
 - (b) Operate any solid fuel device in use.
 - (c) Inspect or operate any masonry fireplace or manufactured solid-fuel burning system used as a central heating system.
 - (d) Ignite or extinguish fires.
 - (e) Determine any of the following:
 - (i) Whether a fireplace can be safely used
 - (ii) The adequacy of draft or combustion air
 - (iii) The structural integrity of fireplaces or chimneys;
 - (iv) The need for a chimney sweep;
 - (v) Whether the installed system complies with the terms of any UL Listings.
 - (f) Perform a chimney smoke test
 - (g) Move fireplace inserts or stoves or firebox contents.
 - ii) **Insulation & Ventilation**
 - (1) The home inspector shall inspect following in readily accessible unfinished spaces:
 - (a) Insulation;
 - (b) Vapor barriers or retarders; and
 - (c) Ventilation
 - (2) The home inspector is not required to:
 - (a) Inspect insulation or vapor barriers or retarders concealed in ceilings or exterior walls;
 - (b) Identify the composition of insulation material or the thermal efficiency of the insulation.
 - (c) Evaluate the efficiency or adequacy of ventilation systems.
 - (d) Operate powered or manual attic or foundation area ventilation system fans or venting equipment and fans that are integral with other household systems.
- 4) **SEVERABILITY CLAUSE.** If any provision of this act or the application thereof to any person or circumstances is held invalid, the invalidity shall not affect other provisions or applications of the act which can be given effect without the invalid provision or application, and to this end the provisions of this act are severable.