

HOUSING INSPECTION REPORT

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Uniform Home Inspection **STANDARDS OF PRACTICE**



GAS LINE CHECK

VISUAL 5-MINUTE CHECK

WATER METER CHECK

VISUAL 5-MINUTE CHECK

SIZE, PIPE'S AND PLUMBING IN WALLS, IN OR UNDER CONCRETE SLABS OR CEMENTATION. PURIFICATION OF WATER IS NOT INCLUDED IN THIS INSPECTION.

INSIDE PLUMBING

KITCHEN FAUCET & DRAIN

This newly revised edition of the Housing Inspection Foundation’s Uniform Home Inspection Standards of Practice also contains the Foundation’s Code of Professional Ethics. These two documents represent the ethics, standards, and conduct that all members of the Housing Inspection Foundation are expected to abide by. The Foundation would also like to extend a special “Thank You” to Mr. Steve Jacoby for having contributed his time and energy toward the revision of this publication.

The Association of Home Inspectors

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The Code of Professional Ethics The Housing Inspection Foundation

The purpose of this code is to establish clear and ethical parameters for the members of The Housing Inspection Foundation: The Association of Home Inspectors. Should a member violate this Code of Professional Standards, their membership in The Housing Inspection Foundation may be suspended for a period of time, and/or they may be expelled from The Association.

1. Members of the Housing Inspection Foundation: The Association of Home Inspectors must conduct themselves in a professional manner at all times.
2. The Home Inspector will always act in good faith towards the client.
3. The Home Inspector will provide a thorough and honest opinion of the structure and its contents in accordance with this code and their professional experience.
4. The Home Inspector will not accept nor make available commissions or allowances, directly or indirectly, and will always perform as a disinterested third party.
5. The Home Inspector will not disclose any information regarding the Home Inspection without prior approval of the client.
6. The Home Inspector is responsible for alerting the client to the existence of any outside interest which may affect the client or quality of the inspection.
7. The Home Inspector will not use the inspection process to obtain repair or similar work on the inspected property.
8. The Home Inspector will not accept compensation monetary or otherwise, from more than one client regarding the same service on the same property without prior consent of all interested parties.
9. Members should always be aware of the fact that as a Registered Home Inspector (RHI), they represent an Association created to enhance the professional image of its members.
10. The Home Inspector will report any violations of this code by any member to the Housing Inspection Foundation for necessary action.

A. DEFINITION OF TERMS

The following words and terms, when used in these standards, shall have the following meanings, unless the context clearly indicates otherwise:

Determine: to come to a decision or resolve concerning the condition, function, operation of an item, part, component, system, or equipment.

Functioning: performing in an expected or required manner; carrying out the designed purpose or intended operation of a part, system, component, or member.

Identify: to determine or establish as a particular item, condition, or thing.

Inaccessible: not having access without the use of special tools, equipment, or instruments; not having access without removing doors, walls, stored items, or similar obstructions; not having access without causing damage to a structure, finish, component, equipment, or system; not having access by virtue of inadequate clearance, walkways, or passageways; or, not having access due to hazardous condition.

In Need of Repair: does not adequately function or perform.

Inspect: to look at or examine those items, parts, systems, or components which are accessible or can reasonably be seen, heard, or operated by the inspector; specifically exempting laboratory, scientific, or engineering evaluation or testing, destructive testing, and the

dismantling and/or removal of parts, members, or components.

Inspector: a person who has obtained the “RHI -Registered Home Inspector” designation.

Observe: to take note of by means of sight, sound, smell, or touch.

Performance: the act of carrying out, completing, executing, or achieving an operation, design, or function in a manner consistent with the intent of the manufacturer, designer, or accepted industry practice.

Report: a written or oral opinion of the results of observations, determinations, or findings.

B. SCOPE

The Uniform Home Inspection Standards of Practice established by this document are the minimum levels of inspection performance required of home inspectors for the accessible parts, components, and systems typically found in improvements to real property, excluding outbuildings and fences. The inspection is of the conditions which are present and visible at the time of the inspection. All mechanical and electrical equipment, systems, and appliances are operated in normal modes and operating range at the time of the inspection. The inspector shall observe, render an opinion, and report which of the parts, components, and systems present in the property, and required for inspection by subsections (E)-(G), have or have not been inspected. If any of the parts, components, and systems are not functioning at the time of inspection or are in need of repair, the inspector shall report on the visible existing or recognized hazards. The inspector may provide a higher level of inspection performance than required by this document and may inspect parts, components, and systems in addition to those described in the document. In the event of a conflict between a specific provision and a general provision, the specific provision shall control.

These standards do not apply to the following:

- 1) parts, components, or systems other than those specifically described in this document;
- 2) these specific conditions, which are not described in this document: any environmental condition; the presence of toxic or hazardous wastes or substances; the presence of termites or other wood-destroying insects or organisms; compliance with codes, ordinances, statutes, or restrictions; or the efficiency, quality, and durability of any item inspected; and
- 3) any part, component, or system the inspector has excluded from inspection in accordance with the departure provision contained in this document.

C. DEPARTURE PROVISION

An inspector shall exclude from the inspection any part, component, or system which the inspector is not competent or qualified to inspect. An inspector may exclude any part, component, or system required for inspection by subsections (E)-(G) which is inaccessible, which cannot be inspected due to circumstances beyond the control of the inspector, or which the client has agreed should not be inspected. This provision is not intended to prohibit an inspector from specializing or limiting himself to a given specialty nor to require the inspector to specifically exclude other parts, components, or systems not ordinarily considered a part of his specialty; however, the inspector shall comply with these standards of practice for the items being inspected or notify the client as required by this provision. If an inspector excludes any part, component, or system described in subsections (E)-(G) of this document, other than one which the client has agreed should not be inspected, the inspector shall:

- 1) advise the client at the earliest practicable time that the specific part, component, or system will not be included in the inspection; and
- 2) confirm in any written inspection report given to the client that the specifically listed part, component, or system has not been inspected.

D. ENFORCEMENT

Failure to comply with this document is a ground for disciplinary action relating to proceedings before The Housing Inspection Foundation, The Association of Home Inspectors.

E. STRUCTURAL SYSTEMS

Components for inspection:

a) Foundations Inspection Guidelines. The inspector shall do the following:

1. Identify the type of foundations (for example, slab-on-grade or pier and beam);
2. Inspect the foundation, related structural components, and/ or slab surfaces;
3. Inspect the crawl space area to determine the general condition of foundation components and report the method used to observe the crawl space when an area is not entered or when access or visibility is limited;
4. Render an opinion as to the performance of the foundation;
5. Observe for the presence of crawl space ventilation;
6. Observe the conditions or symptoms that may indicate the possibility of water penetration, such as improper grading around foundation walls or plumbing leaks; and
7. Observe the site for conditions which may be adversely affecting foundation performance, such as erosion or water ponding.

Specific Limitations. The inspector is not required to do the following:

1. Enter a crawl space or any area where headroom is less than two feet, or where the inspector reasonably determines conditions or materials are hazardous to the health or safety of the inspector;
2. Remove stored items or debris to gain access to crawl space areas; or
3. Move house furnishings, including carpeting, personal belongings, or other materials that may limit visual observation of structurally related components.

b) Interior walls, doors, ceilings, and floors Inspection Guidelines. The inspector shall do the following:

1. Observe the condition of the surfaces of walls, ceilings, and floors as related to structural performance and water penetration;
2. Inspect accessible doors for proper operation; and
3. Inspect the condition of steps, stairways, balconies, and railings.

Specific Limitations. The inspector is not required to do the following:

1. Determine the condition of the floor, wall, or ceiling coverings except as they affect structural performance or water penetration;
2. Identify obvious damage to floor, wall, or ceiling coverings;
3. Determine the condition of paints, stains, and other surface coatings; or
4. Determine the condition of cabinets.

c) Exterior walls and doors Inspection Guidelines. The inspector shall do the following:

1. Observe deficiencies of the exterior walls related to structural performance and water penetration; and
2. Observe and report on the condition and operation of exterior doors and garage doors.

Specific Limitations. The inspector is not required to do the following:

1. Report the condition or presence of storm windows and door awnings, shutters, locks, latches, or other security devices or systems;
2. Determine the condition of paints, stains, or other surface coatings; or

3. Determine the presence of, or extent or type of, insulation or vapor barriers in exterior walls.

d) Fireplace and chimney

Inspection Guidelines. The inspector shall do the following:

1. Inspect the chimney structure;
2. Inspect the interior of the firebox and the visible flue area;
3. Inspect the operation of the damper;
4. Observe for the presence of noncombustible hearth extension;
5. Observe the condition of the lintel, hearth, and material surrounding the fireplace;
6. Observe the attic penetration of the chimney flue, where accessible, for proper fire-stopping;
7. Inspect the gas log lighter valves for proper function and for gas leaks; and
8. Inspect the operation of the circulation fan, if present, and observe for proper installation of the combustion air vent, if present.

Specific Limitations. The inspector is not required to do the following:

1. Remove logs, ashes, fixed screens, hardware, or other attachments to gain access to the fire place;
2. Inspect screen or glass doors;
3. Determine the adequacy of the draft or perform a chimney smoke test;
4. Determine the clearance of any components of the fireplace from combustibles in concealed areas or adequacy of installation in areas concealed or inaccessible;
5. Observe the top of the chimney coping, chimney caps, or spark arrestors, except from ground level;
6. Ignite the gas log lighter or decorative gas logs; or
7. Inspect wood-burning stoves or fireplace inserts.

e) Roof, roof structure, and attic Inspection Guidelines. The inspector shall do the following:

1. Identify the type of covering and inspect its condition;
2. Inspect the general condition of the flashings, skylights, and other roof penetrations; observe for the presence of attic space ventilation;
3. Inspect the condition of the roof structure and sheathing, including evidence of moisture penetration, where accessible;
4. Report when the attic observations are made from the attic access opening only; and
5. Report the method used to inspect roofing if the inspection is performed from other than roof level.

Specific Limitations. The inspector is not required to do the following:

1. Walk on or access a roof when the inspector reasonably determines that conditions are unsafe or when damage to the roof or its materials may result;
2. Remove snow, ice, debris, or other materials which prohibit visual inspection of the roof surfaces;
3. Inspect or determine the condition or adequacy of antennae, lightning rods, or similar attachments;
4. Enter attic spaces which are not accessible, including those where headroom is less than five feet, or where physical damage to the framework, ceilings, or insulation could result;
5. Enter spaces which present a hazard to the inspector, as reasonably determined by the inspector;
6. Determine the remaining life expectancy of the roof covering or determine the suitability of roofing materials or applications; or
7. Determine the adequacy of the roofing fastening systems, such as nail lengths, spacing, and type.

f) Windows and Doors

Inspection Guidelines. The inspector shall do the following:

1. Inspect the condition of windows and exterior doors to determine whether glazing is present and undamaged;
2. Inspect insulated glass windows for fogging or other evidence of broken seals;
3. Observe the presence and condition of window and door screens;
4. Inspect burglar bars for functional aggress in appropriate areas; and
5. Operate windows when at burglar bar locations of sleeping rooms or egress areas and a random sampling of others which are accessible.

Specific Limitations. The inspector is not required to check for the presence of safety glass.

g) Porches and decks

Inspection Guidelines. The inspector shall inspect porches, decks, steps, balconies, and carports for structural performance as to visible footings, joists, deckings, railings, and attachment points, where applicable.

Specific Limitations. The inspector is not required to inspect detached structures or waterfront structures and equipment, such as docks or piers.

h) Insulation

Inspection Guidelines. The inspector shall observe the presence and approximate depth of insulation where visible.

Specific Limitations. The inspector is not required to determine the R value of insulation in walls or ceilings.

i) Gutters and downspouts

Inspection Guidelines. The inspector shall observe the general condition of installed gutter and downspout systems.

Specific Limitations. The inspector is not required to inspect the internal aspects of the gutters, downspouts, or drainage piping.

F. MECHANICAL SYSTEMS

Components for inspection:

a) Dishwasher

Inspection Guidelines. The inspector shall do the following:

1. Inspect the condition of the door gasket, control knobs, and interior parts, including the dish tray, rollers, spray arms, and the soap dispenser;
2. Observe the interior for signs of rust;
3. Inspect the door spring operation;
4. Observe the discharge hose or piping for condition and proper routing;
5. Inspect the unit for secure mounting;
6. Observe for presence of water leaks;
7. Operate the unit in normal mode with the soap door closed; and
8. Inspect for proper operation, noting that the spray arms turn, the soap door opens, and the drying element operates.

b) Food waste disposer

Inspection Guidelines. The inspector shall do the following:

1. Inspect the condition of the splash guard, grinding components, and exterior;
2. Inspect the unit for secure mounting; and
3. Operate the unit, observing noise and vibration level and signs of water leaks.

c) Range exhaust vent

Inspection Guidelines. The inspector shall do the following:

1. Inspect the condition of the filter, vent pipe, and switches;
2. Operate the blower, observing sound, speed, and vibration level;
3. Inspect the operation of the light and switches; and
4. Observe the termination of the vent pipe to the outside or the structure when not of recirculating type or configuration.

d) Electric range

Inspection Guidelines. The inspector shall do the following:

1. Inspect for broken or missing knobs, elements, drip pans, or other parts; and
2. Inspect for the operation of the signal lights and elements at low and high settings.

e) Gas range

Inspection Guidelines. The inspector shall do the following:

1. Inspect for broken or missing knobs, burners, or other parts;
2. Inspect the burners for proper lighting and operation at low and high settings;
3. Inspect for the proper materials used for the gas branch line and the connection to the appliance; and
4. Inspect for the presence and location of gas shut-off valve and for leaks at the valve.

f) Electric oven

Inspection Guidelines. The inspector shall do the following:

1. Inspect for broken or missing handles, glass panels, or light covers, knobs, or light parts;
2. Inspect the door for seal condition, tightness or closure, and operation of the latch;
3. Inspect the oven for secure mounting;
4. Inspect the heating elements and thermostat-sensing element for proper support;
5. Inspect the operation of the clock and timer, thermostat, and door springs; and
6. Use a thermometer to observe the accuracy of the thermostat within a 25 degree range, plus or minus, for a 350 degree setting.

g) Gas oven

Inspection Guidelines. The inspector shall do the following:

1. Inspect for broken or missing knobs, handle, glass panels, lights or light covers, or other parts;
2. Inspect the door for seal condition, tightness of closure, and operation of the latch;
3. Inspect the oven for secure mounting;
4. Observe the lighting operation and condition of the flame;
5. Inspect for proper materials for the gas branch line and the connection to the appliance;
6. Inspect for the presence and location of a gas shut-off valve and for leaks at the valve ;
7. Use a thermometer to observe the accuracy of the thermostat within a 25 degree range, plus or minus, for a 350 degree setting.
8. Inspect the operation of the clock and timer, thermostat, and door springs.

h) Microwave oven

Inspection Guidelines. The inspector shall do the following:

1. Inspect for broken or missing knobs, handles, glass panels, or other parts;
2. Inspect the condition of the door and seal;
3. Observe the oven operation by heating a container of water or with other test equipment, as reasonably determined by the inspector; and
4. Observe the operation of the light.

i) Trash compactor

Inspection Guidelines. The inspector shall do the following:

1. Inspect the overall condition of the unit; 2. Operate the unit, observing

noise and vibration level; and 3. Check the unit for secure mounting.

j) Other installed kitchen appliances

Inspection Guidelines. The inspector shall inspect the overall condition, operate the appliance as practicable, or note otherwise in his report.

k) Bathroom exhaust vents and electric heaters

Inspection Guidelines. The inspector shall operate the unit, observing sound, speed, and vibration level.

l) Whole house vacuum system

Inspection Guidelines. The inspector shall do the following:

1. Inspect the condition of the main unit;
2. Operate the unit if possible; and
3. Inspect the system from all accessible outlets throughout the house.

m) Gas water heater

Inspection Guidelines. The inspector shall do the following:

1. Inspect the tank and fittings for leaks and corrosion;
2. Observe the temperature and pressure relief valve piping for proper routing, size, material, and termination;
3. Operate the temperature and pressure relief valve when of an operable type and operation will not cause damage to persons or property as reasonably determined by the inspector;
4. Inspect for broken or missing parts, covers, or controls;
5. Inspect for adequate support;
6. Observe the condition of the burner, flame, and burner compartment;
7. Inspect for proper materials used for the gas branch line and the connection to the appliance;
8. Inspect for the presence and location of a gas shut-off valve and for leaks at the valve ;
9. Inspect the type of vent pipe and its condition, draft, proximity to combustibles, and termination point;
10. Observe for the presence of adequate combustion and draft air;
11. Observe for the presence of a safety pan and drain when applicable;
12. Observe for proper location and installation; and
13. Inspect garage units for the following: protection from physical damage to the unit and minimum clearance of 18 inches above the garage floor.

n) Electric water heater

Inspection Guidelines. The inspector shall do the following:

1. Inspect the tank and fittings for leaks and corrosion;
2. Observe the temperature and pressure relief piping for proper routing, size, material, and termination;
3. Operate the temperature and pressure relief valve, when of an operable type and operation will not cause damage to persons or property, as reasonably determined by the inspector;
4. Inspect for the presence of a safety pan and drain when applicable; and
5. Inspect for the operation of heating elements and proper wiring.

o) Doorbell

Inspection Guidelines. The inspector shall do the following:

1. Inspect the condition and operation of the unit; and
2. Inspect for proper installation of all visible and accessible parts.

P) Attic power vents

Inspection Guidelines. The inspector shall do the following:

1. Inspect the operation of the thermostat control, if so equipped and if accessible;

2. Observe the sound, speed, and vibration level.

q) Garage door operator

Inspection Guidelines. The inspector shall do the following:

1. Inspect the condition and operation of the garage door operator;
2. Operate the door manually or by an installed automatic door control; and
3. Test whether the door automatically reverses during the closing cycle.

r) Hydrotherapy or whirlpool equipment

Inspection Guidelines. The inspector shall do the following:

1. Inspect for proper operation;
2. Operate the equipment using normal controls;
3. Inspect for the presence and proper operation of a ground fault circuit interrupter;
4. Inspect for the proper location and operation of the switches and intake valve;
5. Observe under the tub for evidence of leaks if the access cover is available and accessible; and
6. Inspect the movement of discharge ports.

Specific Limitations for Appliances (a-r). The inspector is not required to do the following:

1. Inspect or operate compactors or other devices which require use of special keys, codes, or combinations to operate, when not available;
2. Operate or determine the condition of other auxiliary components of inspected items;
3. Inspect self-cleaning functions;
4. Remove an insulation blanket to gain access to water heater components;
5. Operate remote controls for garage door operators;
6. Operate equipment beyond its normal operating range; or
7. Operate programmable features or devices, or equipment or appliance hoses, attachments, or other accessories.

s) Cooling systems other than evaporative coolers

Inspection Guidelines. The inspector shall do the following:

1. Identify the type of system and energy sources;
2. Operate the system using normal control devices;
3. Inspect for proper performance, such as by observing the temperature difference between the supply air and the return air;
4. Observe for the presence and proper installation of the condensate drain line and secondary drain line when applicable;
5. Observe for the presence of insulation on refrigerant pipes and the primary condensate drain pipe; and
6. Inspect for the clearance of circulating air around the condensing unit and for proper installation of the unit.

t) Evaporative coolers

Inspection Guidelines. The inspector shall do the following:

1. Operate the motor and identify as one or two speed;
2. Observe the electrical pigtail connection at the motor;
3. Inspect the power source in the unit;
4. Inspect the function of the pump and the condition of the spider tubes, tube clips, and bleeder system;
5. Observe the water supply line and the condition of the float bracket;
6. Inspect to determine that there is a minimum of one-inch air gap

between the water discharge at the float and the water level;

7. Inspect the fan and squirrel cage for their condition, the presence of corrosion, and any deterioration;

8. Observe the condition of the fan belt and pulleys;

9. Observe and report on the condition of the housing side panels, the water trays, the exterior housing, and the roof frame;

10. Observe and report on the condition of the roof jack or other mounting point and the location and condition of the damper on the unit; and

11. Observe the interior registers and supply duct.

Specific Limitations for Cooling Systems. The inspector is not required to do the following:

1. Operate a cooling system when the outdoor temperature is less than 65 degrees Fahrenheit;

2. Determine the proper operation of condensate systems;

3. Inspect gas-fired refrigeration systems;

4. Inspect for the pressure of the system coolant or determine the presence of leaks;

5. Determine the efficiency of a system;

6. Inspect any equipment which is not in an accessible area or dismantle any equipment, controls, or gauges;

7. Determine the electrical current draw of the system;

8. Program digital thermostats or controls;

9. Operate set back features on thermostats or controls; or

10. Inspect interior components of an evaporative cooler when the unit has been drained or shut down.

u) Heating systems

Inspection Guidelines. The inspector shall do the following:

1. Identify the type of heating system and its energy source;

2. Operate the system using normal control devices;

3. Inspect the condition of the controls and of the accessible operation components of the system; observe in gas units the size of the burner; observe the condition of the burner compartment; observe the type, condition, draft, and termination of the vent pipe and its proximity to combustibles; observe the availability of combustion and draft air and the presence of forced air in the burner compartment; and inspect for flame impingement, uplifting flame, improper flame color, and excessive scale buildup;

4. Inspect in gas units for proper materials used for the gas branch line and the connection to the appliance;

5. Inspect in gas units for the presence and location of the gas shut-off valve and for leaks at the valve; and

6. Determine the operability of the elements in electric furnaces.

Specific Limitations. The inspector is not required to do the following:

1. Activate or operate heating systems which have been shut down or which do not respond to normal control devices;

2. Determine fully the performance of heat exchangers;

3. Inspect any equipment unless the equipment is located in an accessible area;

4. Dismantle any equipment, controls, or gauges;

5. Inspect accessories such as humidifiers, air purifiers, motorized dampers, heat re-claimers, electronic air filters, or wood-burning

stoves;

6. Determine the efficiency or adequacy of a system;
7. Inspect solar heating systems;
8. Program digital thermostats or controls; or
9. Operate radiant heaters, steam heat systems, or unvented gas-fired heating appliances.

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v) Ducts, vents, and flues

Inspection Guidelines. The inspector shall do the following:

1. Observe the condition and the routing of ducts where visible and accessible;
2. Inspect for airflow at all accessible supply registers in the habitable area of the structure;
3. Inspect accessible duct fans and filters;
4. Inspect for improper installation, such as gas piping, sewer vents, or junction boxes in the plenum or improper sealing;
5. Inspect the condition of flue system components;
6. Inspect the flue and vent pipes for proper termination; and
7. Inspect for proper materials used for the venting systems.

Specific Limitations. The inspector is not required to do the following:

1. Determine the efficiency, adequacy, or capacity of the systems;
2. Determine the uniformity of the supply of conditioned air to the various parts of the structure;
3. Determine the types of materials contained in insulation, wrapping of pipes, ducts, jackets, boilers, and wiring;
4. Operate venting systems unless ambient temperatures or other circumstances, in the reasonable opinion of the inspector, are conducive to safe operation without damage to the equipment; or
5. Operate a unit outside its normal operation range as reasonably determined by the inspector.

w) Plumbing systems

Inspection Guidelines. The inspector shall do the following:

1. Inspect for the type and condition of all accessible and visible water and wastewater vent lines;
2. Inspect and operate all fixtures and faucets where the flow end of the faucet is not connected to an appliance;
3. Observe for the presence of back flow devices, antisiphon devices, or systems or air gaps when applicable;
4. Observe the water supply by viewing functional flow in two fixtures operated simultaneously;
5. Observe functional drainage at accessible plumbing fixtures;
6. Inspect for proper installation and identification of hot and cold faucets;
7. Operate mechanical drain stops if installed on sinks, lavatories, and tubs;
8. Inspect commodes for cracks in the ceramic material, proper mounting on the floor, evidence of leaks, and operation of the tank components;
9. Observe all accessible supply and drain pipes for evidence of leaks;
10. Observe the existence of a visible vent pipe system to the exterior of the structure and for proper routing and termination of the vent system;
11. Inspect the shower pan for leaks; and
12. Operate the exterior faucets attached or immediately adjacent to the structure.

Specific Limitations. The inspector is not required to do the following:

1. Operate any main, branch, or shut-off valves;
2. Inspect any system which has been shut down or otherwise secured;
3. Inspect any components which are not visible or accessible;

4. Inspect any exterior plumbing components such as water wells, sprinkler systems, or swimming pools;
5. Inspect fire sprinkler systems;
6. Inspect or operate drain pumps or waste ejector pumps;
7. Inspect the quality or the volume of well water;
8. Determine the potability of any water supply;
9. Inspect water-conditioning equipment such as softeners or filter systems;
10. Inspect solar water heating systems;
11. Determine the effectiveness of anti-siphon devices on appropriate fixtures or systems;
12. Operate freestanding appliances;
13. Inspect private water supply systems, swimming pools, or pressure tanks;
14. Observe the system for proper sizing, design, or use of proper materials; or
15. Inspect the gas supply system for leaks.

G. ELECTRICAL SYSTEMS.

Components for inspection:

a) Service entrance and panels

Inspection Guidelines. The inspector shall do the following:

1. Observe the general condition of the service drop;
2. Observe that the drop, weather head, and mast are securely fastened;
3. Inspect for the presence of a grounding electrode conductor in the service where visible, and inspect for a proper connection to the grounding electrode or grounding system;
4. Inspect all accessible main and sub panels to ensure they are adequately secured to the structure and appropriate for their locations (weather-tight if exposed to weather, appropriate clearances, and accessibility), with inside covers (dead fronts) in place and knock-outs filled;
5. Inspect the condition of the wiring in the panel, its type (copper or aluminum), and the compatibility of over current protectors for the size of conductor being used and for proper sizing of listed equipment of over current protection and conductors, when power requirements for listed equipment are readily available;
6. Report (if aluminum branch circuit wire is observed in the main or sub panels) the presence or absence of appropriate connections, such as copper/aluminum approved devices, pigtailed connections, or crimp connections; and
7. Observe the presence of a proper main disconnect.

Specific Limitations. The inspector is not required to do the following:

1. Determine the ability of the system to comply with current codes;
2. Determine service capacity amperage or voltage;
3. Dismantle any electrical device or control other than those required by this section;
4. Insert any tool, probe, or testing device into main or sub panels;
5. Activate electrical systems or branch circuits which are not energized;
6. Operate overload protection devices;
7. Determine the adequacy of the ground conductor(s);
8. Determine the capacity of the electrical system relative to present or future use;
9. Determine the insurability of the property;
10. Conduct voltage drop calculations; or
11. Move furniture, stored items, or appliances to inspect panels, wiring, or connections.

b) Branch circuits, connected devices, and fixtures

Inspection Guidelines. The inspector shall do the following:

1. Inspect all accessible receptacles to determine whether power is present; polarity is proper; the unit is grounded, if applicable; heat is excessive; the unit is secured to the wall; the cover is in place; and the ground fault circuit interrupter devices are properly installed in appropriate locations and operate properly as shown by use of a tester;
2. Operate all accessible wall and appliance switches to determine if the switches are operational and functioning properly, there is arcing or excessive heat, and the switches are fastened securely with covers in place;
3. Inspect installed fixtures including lighting devices and ceiling fans;
4. Report missing fixtures;
5. Inspect the general condition of exposed wiring and junction boxes;
6. Inspect for the presence of conduit in appropriate locations and for proper termination of conduit;
7. Inspect appliances and electrical gutters for proper grounding;
8. Observe sub panels for proper bonding and grounding;
9. Inspect for presence of disconnects in appropriate locations; and
10. Inspect (if branch circuit aluminum wiring is discovered in the main or sub panels) a random sampling of accessible receptacles and switches and report the presence or absence of appropriate connections, such as copper/ aluminum approved devices, pigtailed connections, or crimp connections.

Specific Limitations. The inspector is not required to do the following:

1. Move any objects, furniture, or appliances to gain access to any electrical components;
2. Remove switch or outlet cover plates, except where aluminum wiring is observed in the main or sub panels;
3. Inspect any electrical equipment which is not in an accessible area;
4. Dismantle any electrical device or control;
5. Inspect ancillary systems, such as burglar, smoke, or fire systems, lightning protection, low voltage systems, antennae, electrical deicing tapes, sprinkler wiring, swimming pool or spa wiring, intercom systems, systems which are controlled by timers or photo voltaic cells, landscape lighting, cable TV wiring, telephone wiring, or load or voltage regulators; or
6. Trace wiring origins or wiring destinations.

H. OPTIONAL INSPECTIONS.

This subsection covers other systems and attachments which an inspector may be requested to inspect. The inspector may need special knowledge or tools to perform these inspections. It is the responsibility of the inspector to be properly informed and educated regarding current and safe procedures for inspecting the items described in this subsection. The inspector, shall provide a report of the condition of these pieces of equipment, systems, parts, or components, by visual observation and operation in normal modes and operating ranges noted at the date and time of the inspection.

Components for inspection:

a) Gas lines

Inspection Guidelines. The inspector shall do the following:

1. Inspect for the condition and type of all accessible and visible gas piping; and
2. Test gas lines by using a local or an industry-accepted procedure. Specific Limitations. The inspector is not required to inspect sacrificial anode bonding or existence.

b) Outbuildings

Inspection Guidelines. The inspector shall do the following:

1. Inspect the building for structural performance and for water penetration; and
2. Observe the building for compliance with acceptable electrical and plumbing practices.

c) Outdoor cooking equipment

Inspection Guidelines. The inspector shall do the following:

1. Identify the energy source and operate the unit;
2. Inspect the condition of the control knobs, handles, burner bars, grills, box, rotisserie, and heat diffusion material;
3. Observe the stability of the unit and pedestal;
4. Inspect gas units for proper materials used for the gas branch line and the connection to the appliance; and
5. Inspect gas units for the presence and location of the gas shut-off valve and for leaks at the valve.

d) Lawn and garden sprinkler system

Inspection Guidelines. The inspector shall do the following:

1. Operate all zones or stations on the system manually;
2. Observe water flow or pressure at the circuit heads;
3. Inspect for evidence of surface water leaks, the presence and proper installation of anti-siphon valves and back flow preventers, and the presence of shut-off valves; and
4. Inspect the condition and mounting of the control box and visible wiring, and observe and report the operation of each zone and associated valves, spray head patterns, and areas of non-coverage within the zone.

Specific Limitations. The inspector is not required to inspect the automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves or back flow preventers.

e) Private water wells

Inspection Guidelines. The inspector shall do the following:

1. Operate at least two fixtures simultaneously;
2. Identify the type of pump and the type of storage equipment;
3. Observe and determine the water pressure, the flow, and the operation of the pressure switches;
4. Observe the condition of visible and accessible equipment and components;
5. Inspect for proper wiring and circuit protection;
6. Observe the condition of, and site drainage in the area of, the wellhead; and
7. Recommend and perform, or arrange to have performed, a coliform analysis.

Specific Limitations. The inspector is not required to do the following:

1. Open, uncover, or remove the pump, heads, screens, lines or other component parts of the system;
2. Determine water quality or potability or the reliability of the water supply or source; or
3. Locate or verify underground water leaks.

f) Individual private sewage systems

Inspection Guidelines. The inspector shall do the following:

1. Report the observed condition of the accessible or visible components of the system at the time of the inspection;
2. Operate pumping fixtures to observe functional flow;
3. Walk over the area of tanks and fields or beds to identify, by visual and olfactory means, any evidence of effluent seepage or flow at the surface of the ground;
4. Inspect for areas of inadequate site drainage around or adjacent to the system;
5. Observe proximity, if known, of water wells; underground cisterns; water supply lines; streams, ponds, and lakes; sharp slopes or breaks;

easement lines; property lines; soil absorption systems; swimming pools; or, sprinkler systems;

6. Inspect the operation of the system;
7. Observe the presence of visible access to tanks;
8. Determine the type of the system, if possible, and the location of the drain field;
9. Verify the operation of aerators, dosing pumps, and proper wiring when equipment is present.

Specific Limitations. The inspector is not required to do the following:

1. Excavate or uncover the system or its components to determine the size, adequacy, or efficiency of the system; or
2. Determine the type of construction used unless readily known without excavation or destructive examination.

g) Pools, spas, and hot tubs

Inspection Guidelines. The inspector shall do the following:

1. Determine and identify the type of pool construction;
2. Note the condition of pool surfaces, identifying cracks and/or the deterioration of the surface(s);
3. Observe the condition of tiles, copings, and decks;
4. Inspect the condition of slides, steps, diving boards, and other equipment;
5. Inspect the condition of drains, skimmers, and valves;
6. Observe the presence, condition, and function of pool lights and ground fault circuit interrupter protection;
7. Inspect the condition and function of pump motors, controls, sweeps, proper wiring, and circuit protection;
8. Inspect the condition and function of the heater, if present;
9. Inspect the gas heaters for proper materials used for the branch line and the connection to the appliance;
10. Inspect the heaters for the presence and location of the gas shut-off valve and for leaks at the valve ;
11. Observe the external grounding of the pump motor, blowers, and other electrical equipment, if visible;
12. Inspect the condition of the filter tank and pressure gauge and for above ground water leaks; and
13. Observe for the presence of and determine the condition of fences, gates, or enclosures.

Specific Limitations. The inspector is not required to do the following:

1. Dismantle or otherwise open any components or lines;
2. Uncover or excavate any lines or otherwise concealed components of the system, or determine the presence of subsurface leaks;
3. Fill the pool, spa, or hot tub with water;
4. Determine the presence of subsurface water tables; or
5. Inspect ancillary equipment such as computer controls, covers, chlorinators, or other chemical dispensers, or water ionization devices or conditioners other than required by this section.

h) Built in security and fire protection equipment

Inspection Guidelines. The inspector shall do the following:

1. Determine the type of security system and the location of monitoring devices and control boxes;
2. Inspect and note the existence of point of entry, motion, infrared, or other detection device;
3. Determine the type and location of fire detection sensors;
4. Note whether the sensors are smoke, heat, or ionization detectors, or other detection devices;
5. Note the existence of any external alarm, battery backup, and telephone interconnect; and
6. Observe whether the system is a monitored or alarm type, and randomly test the system.



HOUSING INSPECTION REPORT

SEE PAGE FOUR FOR IMPORTANT LIMITATIONS, DISCLAIMERS AND INFORMATION

INSPECTOR _____ LICENSE NO _____

THIS REPORT IS OUR INVOICE INSPECTION FEE \$ _____
Check _____ Visa/MC _____ Bill Direct _____ Title Co _____

TERMS: Cash _____ DATE _____
BUYER _____ TIME _____

PROPERTY ADDRESS _____ PAID _____ BILL DIRECT _____ DATE PAID _____
CITY _____ PHONE _____

COMPANY _____ TERMITE INSPECTION ATTACHED # _____
 AGENDUMS ATTACHED # _____ TWO STORY _____ TOWNHOUSE/CONDO _____
 OCCUPIED _____ VACANT _____

NOTE: THE FOLLOWING IS NOT INCLUDED IN THIS INSPECTION WORK: TREES AND AUTOMATIC COOKING OR CLEANING MODES OR INTERCOM

NOT INSPECTED
NEEDS INVESTIGATE
REPAIR OR REPLACEMENT
PERFORMING
INTENDED FUNCTION

MECHANICAL APPLIANCES

	COOK TOP/RANGE	GAS	ELECTRIC	
	OVEN	SELF CLEAN	CONTINUOUS CLEAN	MANUAL CLEAN
	#1 SETTING	TEMP		
	#2 SETTING	TEMP		
	MICROWAVE			
	KITCHEN EXHAUST	VENT		
	DISPOSAL			
	DISHWASHER			
	REFRIGERATOR			
	ICE MAKER	PREFEZER		
	COMPACTOR			
	INTERCOM			
	GAS GRILL			
	CENTRAL VACUUM			



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INSIDE PLMBG.

WATER METER CHECK VISUAL 5-MINUTE CHECK
NOTE: PIPES AND PLUMBING IN WALLS, IN OR UNDER CONCRETE SLABS OR CONCEALED BY PERSONAL EFFECTS AND THEIR QUALITY, CONDITION OR PURIFICATION OF WATER IS NOT INCLUDED IN THIS INSPECTION.

KITCHEN FAUCET & DRAIN