

<b>A HOME INSPECTOR MUST OBSERVE AND DESCRIBE:</b>	<b>A HOME INSPECTOR IS NOT REQUIRED TO:</b>
(1) FOUNDATIONS: type and condition of foundation.	(1) FOUNDATIONS: (none)
(2) COLUMNS: type and condition of columns.	(2) COLUMNS: (none)
(3) FLOORING SYSTEMS: type and condition of flooring systems.	(3) FLOORING SYSTEMS: (none)
(4) ROOFS: roof coverings, including type, roof drainage systems, flashings, skylights, chimneys, roof penetrations, and signs of leaks or abnormal condensation on building components. The home inspector must describe the methods used to observe the roof.	(4) ROOFS: walk on the roofing; observe attached accessories, including but not limited to solar systems, antennae and lightning arrestors; and observe internal gutter and downspout systems and related underground drainage piping.
(5) EXTERIORS: wall claddings, including type; flashings and trim; entryway doors and at least one window per side of a dwelling unit; garage door operators, including whether any garage door operator automatically reverses or stops when meeting reasonable resistance during closing; decks, balconies, stoops, steps and porches including railings; eaves, soffits and fascias; and grading, drainage, driveways, patios, walkways and retaining walls that abut the dwelling unit. A home inspector shall operate all entryway doors, garage doors, and at least one window per side of a dwelling unit.	(5) EXTERIORS: observe storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories; observe locks, latches or other security devices or systems; observe intercom systems; fences or privacy walls; observe insulation or vapor barriers in exterior walls; observe safety glazing; observe garage door operator remote control transmitters; observe geological or soil conditions; observe recreational facilities; observe outbuildings other than garages and carports; and observe trees, shrubs and other vegetation.
(6) PLUMBING SYSTEMS: interior water supply and distribution system, including piping materials, supports, fixtures, faucets, functional flow and drainage, leaks and cross connections; interior drain, waste and vent system, including traps, drain, waste and vent piping, piping supports and leaks; hot water systems, including water heating equipment, normal operating controls, automatic safety controls and the exterior surfaces of chimneys, flues and vents; fuel storage and distribution systems, including interior fuel storage equipment, supply piping, venting, supports and leaks; and sump pumps. A home inspector shall operate all plumbing fixtures, including their faucets and accessible exterior faucets attached to the dwelling unit.	(6) PLUMBING SYSTEMS: state the effectiveness of anti-siphon devices; determine whether the water supply and waste disposal systems are public or private; operate automatic safety controls or sump pumps equipped with internal or water dependent switches; operate any valve except water closet flush valves, fixture faucets and hose faucets; observe water conditioning systems, fire and lawn sprinkler systems, on-site water supply quantity and quality, on-site disposal systems, foundation drainage systems or spas; observe the interior of flues, chimneys and vents, or solar water heating systems; observe exterior plumbing components such as water mains or swimming pools; determine water temperature; and determine the proper sizing, design or use of plumbing materials.

<b>A HOME INSPECTOR MUST OBSERVE AND DESCRIBE:</b>	<b>A HOME INSPECTOR IS NOT REQUIRED TO:</b>
<p>(7) ELECTRICAL SYSTEMS: service entrance conductors; service equipment, grounding equipment, main over current device; main and distribution panels, including their location; amperage and voltage ratings of the service, including whether service is overhead or underground; branch circuit conductors, their over current devices and the compatibility of their ampacities and voltages, including any aluminum branch circuit wiring; the operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage and any exterior walls; the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, in the garage or carport and on the exterior of inspected structures; the operation of ground fault circuit interrupters; and the functionality of the power sources for smoke detectors.</p>	<p>(7) ELECTRICAL SYSTEMS: insert any tool, probe or testing device inside the panels; test or operate any over current device except ground fault circuit interrupters; dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; observe low voltage systems, telephones, security systems, cable TV, intercoms or other ancillary wiring that is not a part of the primary electrical distribution systems; and measure amperage, voltage or impedance.</p>
<p>(8) INTERIORS: walls, ceilings and floors; steps, stairways, balconies and railings; counters and all sink base cabinets; a random sample of doors and windows; separation walls, ceilings and doors between a dwelling unit and an attached garage or another dwelling unit; and signs of water penetration into the building or signs of abnormal or harmful condensation on building components.</p>	<p>(8) INTERIORS: observe paint, wallpaper and other cosmetic finish treatments on the interior walls, ceilings and floors; observe carpeting; observe draperies, blinds or other window treatments; observe household appliances; and observe recreational facilities or another dwelling unit.</p>
<p>(9) HEATING SYSTEMS: the condition of all the following within a permanently installed heating system: heating equipment and distribution systems; normal operating controls and energy source; automatic safety controls; exterior surfaces of chimneys, flues and vents; solid fuel heating devices; and the presence of an installed heat source in each room. A home inspector shall operate the heating systems using normal operating controls and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance.</p>	<p>(9) HEATING SYSTEMS: operate heating systems when weather conditions or other circumstances may cause equipment damage; operate automatic safety controls; ignite or extinguish fuel fires; observe the interior of flues, fireplace insert flue connectors, humidifiers, electronic air filters, or the uniformity or adequacy of heat supply to the various rooms; and observe a heat exchanger unless it is readily observable and normally accessible to an occupant of a dwelling unit.</p>
<p>(10) CENTRAL AIR CONDITIONING: the condition of the cooling and air handling equipment, including type and energy source; normal operating controls; and the presence of an installed cooling source in each room. A home inspector shall operate the central air conditioning systems, using normal operating controls, and open readily accessible access panels provided by the manufacturer or installer for routine homeowner maintenance.</p>	<p>(10) CENTRAL AIR CONDITIONING: operate cooling systems when weather conditions or other circumstances may cause equipment damage; observe non-central air conditioners; observe the uniformity or adequacy of cool-air supply to the various rooms; operate electronic air filters; observe the pressure of the system coolant or determine the presence of leakage; and test the electrical current drawn by the unit.</p>
<p>(11) INSULATION AND VENTILATION: the presence or absence of insulation in unfinished spaces; ventilation of attics and foundation areas; and the condition of kitchen, bathroom and laundry venting systems.</p>	<p>(11) INSULATION AND VENTILATION: concealed insulation; and venting equipment that is integrated with household appliances.</p>