

Kansas Home Inspection Registration Board



State of Kansas Home Inspection Standards of Practice Approved September 17, 2009

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Foreword

The Standards of Practice, developed by the Kansas Home Inspection Board and home inspectors, set forth the minimum requirements for home inspections performed in Kansas. Enforcement of these standards allows some flexibility. The inspector is expected to follow these standards, but may deviate when necessary due to conditions that are present or which may arise during the inspection. Deviation from these standards shall always be noted in the written report to the client.

The purpose of the home inspection is to identify material defects that are visible in readily accessible areas of the home at the time of the inspection. An inspection will not necessarily expose all defects or eliminate all risk associated with purchasing a home. Instead, the inspection should be considered a tool for the client to determine the property condition and thereby reduce the associated risks. The home inspection cannot eliminate all risk, and cannot be expected to list minor defects, including wear or imperfections. Therefore, buyers must assume the risk for defects that may be concealed or were not readily accessible during the inspection.

A home inspector is a generalist and is not conducting a technically exhaustive inspection or acting as a licensed engineer or other expert, unless stated in the written contract with the client. When appropriate, your inspector may recommend further evaluation or review by others. These recommendations, when made, are to help consumers protect their interest and gain further insight into their purchase, failure to follow the inspectors' recommendations may result in the client assuming additional risk or expense.

Clients with questions or concerns regarding their inspection should contact their inspector directly. The state of Kansas has established statutory limitations regarding claims for errors and omissions. These limitations are required to be set forth in the pre-inspection notice, which must be provided to the client prior to the inspection. Further information is available at www.ksinspectors.org including a full copy of the Kansas Home Inspector Competence and Financial Responsibility Act, and associated regulations

Failure of a client to follow established claim procedures as established in the pre-inspection agreement provided by the inspector may limit recovery for errors or omissions.

- 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) **“Appliance”** means a device operated by use of electricity, gas or water.
 - d) **“Central Cooling System”** 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.
 - e) **“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.
 - f) **“Client”** means the person(s) or entity for whom a home inspection is performed.
 - g) **“Component”** means a permanently installed appliance, fixture, element, or part of a system.
 - h) **“Dismantle”** means to take apart or remove any component, device or piece of equipment that is bolted, screwed or fastened by any other means, except as may be required to comply with these Standards of Practice.
 - i) **“Engineering”** means the application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus.
 - j) **“Evaluate”** means to ascertain, judge, or form an opinion about the condition of a system or component.
 - k) **“Foundation”** means the base upon which the structure or a wall rests.
 - l) **“Function”** means the action for which a system or component is designed or used or for which a system or component exists.
 - m) **“Functional Drainage”** means draining in a reasonable amount of time.
 - n) **“Functional Flow”** means sufficient water flow to provide uninterrupted supply to the faucet farthest from the source when a single intermediate, unrestricted tap is operated simultaneously with uninterrupted flow.
 - o) **“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.
 - p) **“Habitable”** means in a condition suitable for human habitation.
 - q) **“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.
 - r) **“Hazard”** means a danger to the health and/or safety of people.
 - s) **“Heat Source/Distribution System”** means a permanently installed system or component from which heat is intended to be emitted, including but not limited to furnaces, boilers, blowers, pumps, ducts, piping, radiators, convector units, radiant

panels, heat pipes, ductwork, grilles, registers, air filters, insulation and fan coil units. It does not include space heaters and similar appliances or devices.

- t) **“Household Appliances”** means kitchen, laundry, and similar appliances.
- u) **“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.
- v) **“In Need of Repair”** means a system or component which, in the opinion of the home inspector needs repair due to a material defect.
- w) **“Inspect”** means to evaluate the systems and components of a building in accordance with these standards of practice.
- x) **“Installed”** means attached or connected to the structural, mechanical, plumbing or electrical systems of the house such that the item installed cannot be removed without the use of tools.
- y) **“Latent Defect”** means a defect or fault which could not have been discovered by an inspection performed in accordance with these standards of practice.
- z) **“Normal Operating Controls”** means homeowner operated devices, including but not limited to thermostats, wall switches, safety switches, faucet handles.
- aa) **“Observe”** means performing a visual examination in accordance with these standards of practice.
- bb) **“Operate”** means to cause systems components to function by use of normal operating controls.
- cc) **“Permanently Installed”** means a system or component which was designed, listed or approved to be attached or affixed to the property.
- dd) **“Potential Hazard”** means a danger to health or safety which may occur if corrective action is not taken.
- ee) **“Primary Windows and Doors”** means principal windows and exterior doors designed to seal/cover their respective openings year round.
- ff) **“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.
- gg) **“Representative Number”** means a sufficient number to serve as a typical or characteristic example of the item(s) inspected. For multiple identical interior components such as windows and electric outlet receptacles, it means one such component per room.
- hh) **“Roof Drainage Systems”** means gutters, downspouts, leaders, splash blocks, and similar components used to carry water from a roof and away from a building.
- ii) **“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.
- jj) **“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.
- kk) **“Shut Down”** means a system or equipment which cannot be operated by normal control devices.

- ll) **“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.
- mm) **Structural Component:** A building component which supports interior or exterior finish materials or other building components.
- nn) **“System”** means components that function as a whole.
- oo) **“Technically Exhaustive”** means using measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.
- pp) **“Verify”** means to confirm or substantiate.
- qq) **“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.
- rr) **“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) 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) State an opinion as to the advisability of purchase of the property or the suitability of the property for any specialized use;
- iii) An Inspector shall exclude from the home inspection any component or system which the inspector, in his/her opinion, is not competent or qualified to inspect. Any exclusion shall be stated in the inspection report.
- iv) A home inspection performed in accordance with these Standards of Practice shall not be construed as a compliance inspection of any manufacturer's installation instructions or procedures.
- v) If for any reason outside the home inspector's control, including but not limited to insufficient time, lack of physical access to the systems and components of the property, or lack of functional utilities, the home inspector is unable to comply with these Standards of Practice, then the home inspector shall state in the home inspection report that due to the limitations placed upon the home inspector, the home inspection is not in compliance with provisions of the Standards of Practice, and shall specify what systems, components or areas of the property were not inspected. The home inspector will have no further obligation to the client for any subsequent home inspection.
- b) The home inspector shall not be responsible for repairs or replacements of systems or components damaged through the use of normal operating controls and under normal operating conditions.

3) INSPECTION REQUIREMENTS.

- a) **Heating Systems and Components.**
 - i) **The home inspector shall inspect the following heating systems and components:**
 - (1) Heat Source/Distribution Systems;
 - (2) Operating controls;
 - (3) Flue pipes, dampers, chimneys and combustion gas venting;
 - (4) Clearance to combustibles; and
 - (5) The presences of a permanently installed heating source for all habitable spaces.
 - 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 or cleaners, UV or electronic air filters, motorized dampers, and heat reclaimers;
 - (d) Solar heating systems;
 - (e) Fresh air ventilators;
 - (f) Solid fuel heating systems; or

- (g) Concealed distribution systems for any type of heating system.
 - (2) Determine the uniformity, temperature, flow, balance, distribution, size, BTU or blower capacity, 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 are shut down, or heat pump 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;
 - (7) Activate or operate heat pump heating systems when the system is currently operated in the cooling mode; or
 - (8) Ignite 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; and;
 - (4) When a central cooling system is present, the presence of an installed cooling source in each habitable space.
 - ii) **The home inspector is not required to:**
 - (1) Determine the uniformity, temperature, flow, balance, distribution, size, blower and BTU capacity, 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 are 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 currently 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) Service entrance conductors, including drip loops and weather heads;
 - (2) The entrance of the primary service from masthead to main panel;
 - (3) Panels, breakers and fuses;

- (4) Exterior and interior of main and downstream distribution panels;
 - (5) Main disconnect, including location;
 - (6) Main over-current devices;
 - (7) Sub-panels service entrance conductor type and condition, including feeders;
 - (8) Amperage and voltage ratings of the service;
 - (9) Branch circuit conductors, their over-current devices, and the compatibility of their ampacity and voltages;
 - (10) Grounding and bonding;
 - (11) Operation of a representative number of accessible, permanently installed ceiling fans, lighting fixtures, switches and receptacles located inside the house and attached garage, and on the dwelling exterior walls;
 - (12) Grounding of a representative number of receptacles;
 - (13) Operation of Ground Fault Circuit Interrupter (GFCI) receptacles and circuit breakers using built-in test button;
 - (14) Presence of solid aluminum branch circuit wiring; and
 - (15) 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;
 - (f) Electrical equipment not readily accessible; or
 - (g) Thermostatically or humidistatically controlled powered attic exhaust fans.
 - (2) Measure amperage, voltage, impedance and/or 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 any of the following:
 - (a) Electrical systems or components that are disconnected or switched off at the main electrical panel;
 - (b) Arc Fault Circuit Interrupter (AFCI) devices;
 - (c) Ground Fault Circuit Interrupters (GFCI) breakers using the installed test buttons if doing so will or could cause damage to any item or create a safety risk.
 - (7) Determine the condition or adequacy of smoke detectors;
 - (8) Test or operate any over-current device.
 - (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 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 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, except hose faucets attached to the building;
 - (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;
 - (o) Determine the adequacy of a venting system.
 - (3) Operate any main, branch or fixture valve.
 - (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) Ignite 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) Stairs; and
 - (7) Other similar structural components.
 - ii) The home inspector shall probe a representative number of 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 30" x 30" and as deep as the access opening;
 - (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 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) Under floor spaces where the 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 30" X 30" and as deep as the access opening;
 - (c) Under floor 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) Flashings;
 - (4) Skylights;
 - (5) 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 gutter and downspout systems and related underground drainage piping;
 - (4) Inspect antennas, lightning arresters, or similar attachments;
 - (5) Remove snow, ice, debris or other objects that prohibit the observation of the roof surfaces; or
 - (6) Determine remaining life expectancy of roof coverings, insurability, presence or absence of hail damage; manufacturers' defects, installation methods or recalls; number of layers or adequacy of attic ventilation.
- h) **Exterior and Interior 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) Trees, shrubs or other vegetation, unless in contact with the exterior or roof;
 - (g) Site engineering or property boundaries, encroachments or easements; or
 - (h) Ownership of property, fencing, privacy walls, retaining walls, or related issues.
 - ii) **Exterior Systems and Components.**
 - (1) **The home inspector shall inspect the following exterior systems and components:**
 - (a) Visible exterior wall coverings;
 - (b) Flashings and trim;
 - (c) Windows and doors;
 - (d) Garage doors and operators;
 - (e) Attached garages and carports;
 - (f) Attached decks, balconies, stoops, steps, columns, areaways, and porches including hand railings and guardrails;
 - (g) Eaves, soffits and fascias; and
 - (h) Visible exterior portions of chimneys.
 - (2) 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.

- (3) 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.
 - (4) The home inspector shall inspect the visible exterior wall covering and the type and material comprising the visible exterior components inspected.
 - (5) **The Inspector is not required to:**
 - (a) Inspect any of the following:
 - (i) buildings, decks, patios, retaining walls, and other structures detached from the house;
 - (ii) The operation of security locks, devices or systems;
 - (iii) Remote controlled wireless or keypad devices;
 - (iv) Exterior accent lighting; or
 - (v) The type of glass or the integrity of thermal window seals or damaged glass.
 - (b) 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.
 - (c) Examine the interior of the chimney flues or determine the presence or absence of flu liners.
 - (d) Enter areas beneath decks with less than 3 feet of clearance from the underside of joists to grade or if otherwise inaccessible.
- iii) **Interior Systems and Components.**
- (1) **The home inspector shall inspect a representative number of the following interior systems and components:**
 - (a) Walls;
 - (b) Ceilings;
 - (c) Floors;
 - (d) Steps;
 - (e) Stairways;
 - (f) Balconies;
 - (g) Hand railings and guardrails;
 - (h) Countertops;
 - (i) Installed cabinets;
 - (j) Doors; and
 - (k) Windows.
 - (2) **The home inspector is not required to:**
 - (a) Inspect any of the following:
 - (i) Household appliances;
 - (ii) The fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises;
 - (iii) Signal lights;
 - (iv) Elevators;
 - (v) Remote controls;
 - (vi) Items not permanently installed;

- (vii) Floor coverings;
- (viii) Paint, wallpaper, window treatments or finish treatments;
- (ix) Central vacuum systems;
- (x) Storm or screen windows and doors;
- (xi) Security components including alarms, bar release and opening mechanisms, whether interior or exterior including compliance with local, state, or federal standards;
- (xii) Equipment housed in the garage except as otherwise noted.
- (b) Determine the presence of safety glazing in locations subject to human impact;
- (c) Operate any of the following:
 - (i) Household appliances;
 - (ii) Equipment housed in the garage, except as otherwise noted;
 - (iii) Any system, appliance or component that requires the use of special keys, codes, combinations, or devices;
 - (iv) Signal lights;
 - (v) Any sauna, non-heating steam equipment; kiln, tanning beds or other small ancillary devices, except as explicitly required by these Standards of Practice; or
- (d) Move furniture, stored items, ceiling tiles, household appliances or any floor coverings to inspect or access blocked or concealed floors and/or spaces.

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 manufactured or masonry fireplaces, including visible areas of the fireboxes, hearth extensions, mantles fireplace surrounds; and
- (b) 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) Wood stoves or inserts;
 - (viii) Combustion or make-up air devices;
 - (ix) Heat distribution assists, whether gravity controlled or fan assisted; or
 - (x) Any solid fuel device in use.
- (b) Inspect or operate any masonry fireplace or manufactured solid-fuel burning system used as a central heating system.
- (c) Ignite or extinguish fires.
- (d) 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; or
- (vi) The presence or adequacy of a flue liner;
- (e) Perform a chimney smoke test; or
- (f) Move fireplace inserts, stoves, firebox contents or other modifications.

ii) Insulation & Ventilation

(1) The home inspector shall inspect the following in 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, including but not limited to the presence of asbestos-containing materials or urea formaldehyde foam insulation;
- (c) Determine the thermal efficiency of the insulation;
- (d) Evaluate the efficiency or adequacy of ventilation systems; or
- (e) Operate powered or manual attic or foundation area ventilation system fans or venting equipment and fans that are integral with other household systems.