

# Introduction

This is a side-by-side comparison of the Standards of Practice (S.O.P.'s) of the four national home inspector associations – A.S.H.I. , N.A.H.I., A.I.I., and N.A.C.H.I., as well as the SOP that the Washington Home Inspectors Legislative Advisory Group (WHILAG) is proposing for the state of Washington.

In order to understand this comparison, the reader must understand that this document is essentially a translation of all of these SOP's. All association paragraph numbering has been discarded. In order to differentiate one entity's position from the next, the text is color-coded – black text for ASHI, blue text for NAHI, green text for All, brown text for NACHI, and purple text for WHILAG.

Comments are also grouped by action verbs. Where more than one association uses the same verb, those comments are grouped together. When there are no common action verbs there are breaks in the texts.

Below are links to the actual SOP's:

## **A.S.H.I. Standards of Practice:**

<http://www.ashi.org/inspectors/standards/standards.asp>

## **N.A.H.I. Standards of Practice:**

<http://www.nahi.org/public/department214.cfm>

## **A.I.I. Standards of Practice**

<http://www.inspection.org/organization/standards.html>

## **N.A.C.H.I. Standards of Practice**

<http://www.nachi.org/sop.htm>

## **W.H.I.L.A.G. Standards of Practice**

<http://www.inspectorsjournal.com/forum/uploads/hausdok/WHILAGsopDraft.doc>

# SOP COMPARISON

## STRUCTURAL

**ASHI - 3. STRUCTURAL SYSTEM**

**NAHI - 10. FOUNDATIONS**

**All - 5 SYSTEM: STRUCTURAL COMPONENTS**

**NACHI – 2.3. BASEMENT, FOUNDATION & CRAWLSPACE**

**WHILAG - STRUCTURE**

Includes structural components including foundation and framing

Includes the foundation walls; first-floor systems; other support and sub-structure components; stairs, ventilation (when applicable); grade slab and/or floor slab.

Includes the visible structural components including foundations and other support and anchoring components; floors and visible floor framing; substructure and substructure ventilation; walls; ceilings; stairs; roofs and visible roof framing; and the presence of drainage systems; sump pumps and related equipment.

Includes the basement; foundation; crawlspace; visible structural components.

Includes the foundation walls; first-floor systems; roof framing and decking; other support and sub-structure components; stairs, ventilation (when applicable); grade slab and/or floor slab.

**The inspector shall:**

**The Inspector will:**

**The inspector shall:**

**The inspector shall:**

**The Inspector will:**

Inspect the structural components including foundation and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible.

Inspect foundations for indications of flooding, moisture, or water penetration

Inspect the basement; the foundation; the crawlspace; the visible structural components; any present conditions or indications of active water penetration by probing a representative sampling of structural components where deterioration is believed to be present or where clear indications of deterioration are present.

Inspect foundations for indications of flooding, moisture, or water penetration and/or any **visible** and **accessible** wooden members.

Describe the foundation and report the methods used to inspect the under-floor crawl space; the floor structure; the wall structure; the ceiling structure; the roof structure and report the methods used to inspect the attic.

Describe the type of structure and material comprising the structure and other items inspected;

Describe the type of structure and material comprising the structure and other items inspected as well as the material comprising the roof structure in the visible attic areas.

Observe the condition and serviceability of visible, exposed areas of foundation walls, grade slab, bearing walls, posts, piers, beams, joists, trusses, sub-floors, chimney foundations, stairs, and other similar structural components; the visible condition of floor slab when present and observe sub-floor crawl space ventilation and vapor barriers

Observe and report on visible structural components including foundations and other support and anchoring components; floors and visible floor framing; substructure and substructure ventilation; walls; ceilings; stairs; roofs and visible roof framing; and the presence of drainage systems, sumps, sump pumps and related equipment.

Observe the condition and serviceability of visible, exposed areas of foundation walls, grade slab, bearing walls, posts, piers, beams, joists, trusses, sub-floors, chimney foundations, stairs, and other similar structural components, including the condition of the visible roof structure and attic components where readily and safely accessible; the visible condition of floor slab when present and observe sub-floor crawl space ventilation and vapor barriers.

Operate the sump pump when present; inspect the visible and accessible wooden members

Identify the type of foundation, floor structure, wall structure, roof structure, ceiling structure.

Evaluate components where deterioration is suspected. Probing is NOT required when probing would damage any finished surface.

Enter under floor crawl spaces and attic spaces.

Report the methods used to observe under floor crawl spaces and attics when these areas are not entered or when access or visibility is limited and any signs

of unusual or harmful water penetration into/onto the structure or structural components.

Report any general indications of foundation movement that are observed, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

Probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing will damage any finished surface or where no deterioration is visible.

**The inspector is not required to:**

**The inspector is not required to:**

**The inspector shall not (be) required to:**

**The inspector is not required to:**

**The inspector is not required to:**

Provide any engineering service or architectural service.

Provide any engineering or architectural service.

Offer an opinion as to the adequacy of any structural system or component.

Enter sub-floor crawl spaces with headroom of less than 3 feet, obstructions, or other detrimental conditions or areas, which in the inspector's opinion, may contain conditions or materials hazardous to the health and safety of the Inspector.

Enter substructure areas that are not accessible or where entry could cause damage or expose the inspector to a hazard; crawlspaces or attic spaces where access opening is less than 18" x 24"; under floor crawl spaces when obstructed, restricted or when headroom is less than 18 inches below the floor joists; attics when there is less than 36 inches below rafters or when entry could damage the property, or when dangerous or adverse situations are suspected.

Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector in his or her opinion.

Enter any sub-floor crawlspaces with an access opening less than 18 inches by 24 inches or headroom less than 18 inches beneath floor joists and 12 inches beneath girders or those areas with other obstructions or detrimental conditions, which, in the inspector's opinion, contain conditions or materials hazardous to the

health and safety of the inspector.

Move stored items or debris or perform excavation to gain access.

Move owner stored items or furnishings, vegetation or debris, or perform any excavations or other intrusive functions to gain access to systems or components.

Move stored items or debris.

Move stored items or debris or perform excavation to gain access.

Operate sump pumps equipped with internal/water dependent switches.

Operate or evaluate the adequacy of sump pumps or drainage systems.

Operate sump pumps with inaccessible floats.

Identify size or adequacy of any bolting or bracing systems in the substructure.

Identify size, spacing, span, location or adequacy of foundation bolting, bracing, joists or support systems.

Perform any intrusive examination or testing.

Report on the adequacy of any structural system or component.

## EXTERIOR

**ASHI - 4. EXTERIOR**

**NAHI - 5. EXTERIOR**

**All - 6 - SYSTEM: EXTERIOR**

**NACHI – 2.2. EXTERIOR**

**WHILAG - EXTERIOR**

Includes the exterior wall covering flashing and trim; all exterior doors; attached decks, balconies; stoops; steps; porches and their associated railings; eaves; soffits and fascia where accessible from ground level; vegetation, grading, surface drainage; retaining walls on the property when any are likely to adversely affect the building; walkways, patios, and driveways leading to dwelling entrances.

Includes visible structural components; wall covering, trim, and protective coating; windows and doors; attached porches, decks, steps, balconies, handrails, guardrails, and carports; visible exterior portions of chimneys

Includes exterior wall coverings, flashings and trim; primary windows and doors; garage door operators; attached garages and carports; attached decks, balconies, stoops, steps, columns, areaways, and porches including handrailings and guardrails; eaves, soffits and fascias; and vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building.

Includes the flashing and trim; all exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits, fascias, grading and walkways.

Includes the visible structural components; wall covering, trim, protective coatings and sealants; windows and doors; attached porches, decks, steps, balconies, handrails, guardrails, and carports; eaves, soffits and fascias; and visible exterior portions of chimneys.

**The inspector shall:**

**The Inspector will:**

**The inspector shall:**

**The inspector shall:**

**The Inspector will:**

Inspect the exterior wall covering, flashing and trim; all exterior doors; attached decks, balconies, stoops, steps, porches, and their associated railings; the eaves, soffits, and fascias where accessible from the ground level; the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building; and walkways, patios, and driveways leading to dwelling entrances

Inspect attached porches, decks, steps, balconies, handrails, and guardrails.

Inspect the flashing and trim; all exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits, fascias, grading, and walkways.

Inspect attached porches, decks, steps, balconies, handrails, and guardrails by probing.

Observe and report on exterior walls coverings and trim; primary windows and doors; garage door operators; attached garages and carports; attached decks, balconies, stoops, steps, columns, areaways; porches including hand railings and guardrails; eaves soffits and fascias; and vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building. (Retaining walls are reported on based on their existence, visual function and whether weep holes are present. The adequacy and engineering aspects are left to the appropriate professional).

Observe the condition of the components from the ground level and the condition of a representative number of visible windows and doors.

Observe the condition of the components from the ground level and the condition of a representative number of visible windows and doors.

Describe the exterior wall covering and the type and material comprising the exterior components inspected.

Describe the exterior wall covering.

Describe the type and material comprising the exterior components inspected.

Identify exterior wall covering materials.

Operate all exterior doors, including garage doors, manually or by using permanently installed controls of any garage door operator.

Report whether or not any garage door operator will automatically reverse when meeting reasonable resistance during closing and/or when the electronic eye beam (if installed) is interrupted.

Report as in need of repair any spacings between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter; the vegetation, surface drainage and retaining walls when these are likely to adversely affect the building.

**The inspector is not required to:**

**The Inspector is not required to:**

**The inspector is not required to:**

**The inspector is not required to:**

**The Inspector is not required to:**

Inspect screening, shutters, awnings, and similar seasonal accessories; fences; geological, geo-technical or hydrological conditions; recreational facilities; outbuildings; seawalls, break-walls, and docks; and erosion control and earth stabilization measures.

Inspect buildings, decks, patios, retaining walls, and other structures detached from the house; inspect or test the operation of security locks, devices or systems; or inspect for safety type glass or the integrity of thermal window seals or damaged glass.

Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting; items, including window and door flashings, which are not visible or readily accessible from the ground; geological, geo-technical, or hydrological conditions; recreational facilities; seawalls, break-walls and docks; erosion control and earth stabilization measures; for safety type glass; underground utilities; underground items; wells or springs; solar systems; swimming pools or spas; septic systems or cesspools; playground equipment; sprinkler systems and drain fields or drywells.

Inspect buildings, decks, patios, retaining walls, and other structures detached from the house; inspect or test the operation of security locks, devices or systems; inspect for safety type glass or the integrity of thermal window seals or damaged glass; or enter areas beneath decks with less than 5 feet of clearance from the underside of joists to grade.

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.

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.

Examine the interior of the chimney flues or determine the presence or absence of flu liners.

Examine the interior of the chimney flues or determine the presence or absence of flu liners.

Report on garage door operator remote control transmitters; operation or condition of storm doors, storm windows, screening, shutters or awnings; geological, geotechnical or hydrological conditions; soil conditions; recreational facilities, including, but not limited to, spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities (unless specifically contracted for by the client and the inspector possesses the proper technical expertise, training and applicable State licensing and/or certification for such inspections); foundation, roof and all underground drainage systems; detached outbuildings and structures, other than primary parking garage and carport, unless specifically contracted for inclusion in the report by the client; areas or items that are not visible from a readily accessible walking surface; waterfront boathouses, piers and docks, waterfront bulkheading and outdoor barbecues.

Determine the integrity of the thermal window seals or damaged glass.

## ROOFS

### ASHI - 5. ROOF SYSTEM

### NAHI - 6. ROOF COVERINGS, FLASHINGS, GUTTERS, DOWNSPOUTS AND ROOF VENTILATION

### AII - 7 - SYSTEM: ROOFING

### NACHI - 2.1. ROOF

### WHILAG - ROOFS

Includes the roof covering; the roof drainage systems; the flashings; the skylights, chimneys, and roof penetrations.

Includes the roof covering material; rain gutter and downspout system; visible portions of roof flashings; roof ventilation; roof soffits and fascias; roof skylights and other roof accessories.

Includes the roof coverings; roof drainage systems; flashings; skylights, chimneys and roof penetrations; visible condition of the exterior of the chimney and flues, guying systems for antennae or TV dish systems.

Includes the roof covering; gutters; downspouts; vents, flashings, skylights, chimneys and other roof penetrations.

Includes the roof covering material; rain gutter and downspout system; visible portions of roof flashings; roof ventilation; skylights, and roof penetrations; and the portions of the chimney and flues visible from the exterior.

**The inspector shall:**

**The Inspector will:**

**The inspector shall:**

**The inspector shall:**

**The Inspector will:**

Inspect the roof covering; roof drainage systems; flashings; skylights/ chimneys and roof penetrations.

Inspect (if possible) the roof surface and components from arms-length distance or with binoculars from the ground; flat roofs where internal accessibility is readily and safely available.

Inspect from ground level or the eaves the roof covering; gutters; downspouts; vents, flashings, skylights and other roof penetrations; the general structure of the roof from the readily accessible panels, doors or stairs.

Inspect the roof covering; roof drainage systems; flashings; skylights; chimneys and roof penetrations.

Observe the condition of visible roof material, rain gutter and downspout systems, visible portions of roof flashings, roof soffits and fascias, roof vents, skylights and other roof accessories visible from the exterior.

Observe the roof and report on roof coverings; roof drainage systems; flashings; skylights, chimneys and roof penetrations; visible condition of the exterior of chimneys and flues; the appearance of instability or missing attachment or guying system for antennae or TV dish system; and signs of leaks or abnormal water intrusion into/onto building components.

Observe the condition of visible roof material, rain gutter and downspout systems, visible portions of roof flashings, roof soffits and fascias, roof vents, skylights and roof drainage systems.

Identify the type of roof covering materials.

Describe the roof covering and report the methods used to inspect the roof.

Describe the type of roofing and gutters.

Describe the type of roofing and gutters.

Report the methods used to observe the roofing; the overall condition of the roofing; and any conditions that are damaging to the roof.

Report the presence of roof ventilation.

Report the methods used to inspect the roof and the presence or absence of roof ventilation.

**The inspector is not required to:**

**The Inspector is not required to:**

**The inspector is not required to:**

**The inspector is not required to:**

**The Inspector is not required to:**

Inspect antennae; interiors of flues or chimneys that are not readily accessible and other installed accessories.

Inspect internal gutter and downspout systems and related underground drainage piping and antennas, lightning arresters, or similar attachments.

Inspect underground downspout diverter drainage pipes; antennae; lightning arresters or similar attachments.

Inspect internal gutter and downspout systems and related underground drainage piping and antennas, lightning arresters, or similar attachments.

Walk on or access a roof where it could damage the roof or roofing material or be unsafe for the Inspector.

Walk on the roofing when walking could damage the property or be unsafe to the inspector.

Walk on any roof surface.

Walk on or access a roof where it could damage the roof or roofing material or be unsafe for the Inspector.

Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces

Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.

Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces

Operate powered roof ventilators.

Operate powered roof ventilators.

Determine remaining life expectancy of roof coverings, presence or absence of hail damage; manufacturers' defects, exceptions, installation methods or recalls; number of layers or adequacy of roof ventilation.

Determine remaining life expectancy of roof coverings, presence or absence of hail damage; manufacturers' defects, exceptions, installation methods or recalls; number of layers or adequacy of roof ventilation.

Report on any antennae or Satellite dish system function, operation or its grounding system or on the interior of flues or chimneys that are not readily accessible and/or visible.

Predict the service life expectancy.

# PLUMBING

## ASHI - 6. PLUMBING SYSTEM

### NAHI – 10. PLUMBING

### AII - 8 - SYSTEM: PLUMBING

### NACHI - 2.6. PLUMBING

## WHILAG - PLUMBING SYSTEM

Includes the interior water supply and distribution systems including fixtures and faucets; the drain waste and vent systems including fixtures; the water heating equipment; the vent systems, flues and chimneys; the fuel storage and fuel distribution systems; and the drainage sumps, sump pumps, and related piping.

Includes visible water supply lines; visible waste/soil and vent lines; fixtures and faucets; domestic hot water system and fuel source.

Includes the interior water supply and distribution system including piping materials, supports and insulation; fixtures and faucets; visible backflow prevention devices; interior drain, waste and vent system including traps, drains, waste, and vent piping and piping supports; cleanouts and any drain line plugs; hot water systems including water heating equipment, energy source and type of connection, normal operating controls, safety temperature-pressure relief valve and drain piping and seismic bracing.

Includes the main water shutoff valve; the water heating equipment including combustion air, venting, connections, energy sources, seismic bracing, temperature and pressure relief valves and/or Watts 210 valves; toilets, sinks, tubs and showers, interior water supply including all fixtures and faucets; drain waste and vent systems including fixtures; visible fuel storage systems; and drainage sump pumps.

Includes visible water supply lines; visible waste/soil and vent lines; fixtures and faucets; domestic hot water system and fuel source.

**The inspector shall:**

**The inspector will:**

**The inspector shall:**

**The inspector shall:**

**The inspector will:**

Inspect the interior water supply and distribution systems including all fixtures and faucets; the drain waste and vent systems including fixtures; the water heating equipment; the vent systems, flues and chimneys; the fuel storage and fuel distribution systems; and the drainage sumps, sump pumps, and related piping.

Inspect the condition of accessible and visible water and waste lines and inspect and operate fixtures and faucets, the domestic hot water system and drain pumps and waste ejector pumps when possible.

Inspect the main water shut off valve; the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing; the interior water supply including all fixtures and faucets; the drain, waste and vent systems, including all fixtures; the drainage sump pumps testing sumps with accessible floats; the water supply, drain, waste and main fuel shut-off valves; the water supply by viewing the functional flow; mechanical drain-stops at sinks, lavatories and tubs.

Inspect the condition of accessible and visible water and waste lines and inspect and operate all fixtures and faucets and the domestic hot water system when possible.

Observe and report on interior water supply and distribution system including piping materials, supports and insulation; fixtures and faucets; manual flow; evidence of leaks; presence of cross connections; presence of visible backflow prevention devices; interior drain, waste and vent system including traps, drains waste, and vent piping, and piping supports, evidence of leaks, normal drainage, evidence of lack of drainage or leaking waste drain system, presence of cleanouts and absence of any drain line plugs; hot water systems including water heating equipment, energy source and type of connection, normal operating controls presence of safety temperature-pressure relief valve and drain piping, combustion air and venting, clearance to combustibles, presence of seismic bracing; fuel storage and distribution of systems including fuel storage equipment, supply piping, venting, and supports and evidence of leaks.

Describe the water supply, drain, waste, and vent piping materials; the water heating equipment including the energy source; the location of main water and main fuel shutoff valves.

Describe the material of the main line and water supply lines; the type of sanitary waste piping; the type and capacity of domestic water heating unit(s).

Describe any visible fuel storage systems; water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves.

Describe water supply and distribution piping materials; drain, waste and vent materials; water-heating equipment and report the presence of sump pumps if visible (evaluation of function or adequacy is not included).

Verify the presence of a main water supply valve.

Verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves.

Verify the presence of a main water supply valve.

Test the water supply for functional flow and the waste lines from sinks, tubs and showers for functional drainage.

Test the water supply for functional flow and the waste lines from sinks, tubs and showers for functional drainage.

Operate all plumbing fixtures, hose bibs, and faucets, where the faucets are not connected to a household appliance. (Sprinkler systems are not operated).

Identify water supply and distribution piping materials; drain, waste and vent materials; water-heating equipment and the presence of sump pump and sewage ejection pumps if visible (evaluation of function or adequacy is not included).

Flush toilets.

Run water in sinks, tubs, and showers.

Determine if the water supply is public or private.

Report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; deficiencies in installation and identification of hot and cold faucets; mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs; commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

**The inspector is not required to:**

**The Inspector is not required to:**

**The inspector is not required to:**

**The inspector is not required to:**

**The Inspector is not required to:**

Inspect the clothes washing machine connections; the interiors of flues or chimneys which are not readily accessible; wells, well pumps, or water storage related equipment; water conditioning systems; solar water heating systems; fire and lawn sprinkler systems; private waste disposal systems.

Inspect any system that is shut-down or secured; any plumbing components not readily accessible; any exterior plumbing components or interior or exterior drain systems; interior fire sprinkler systems; water conditioning equipment, including softener and filter systems; private water supply systems; gas supply systems for materials, installation or leakage.

Inspect drainage to or from any appliance, unit, or apparatus to or from said property.

Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains or sprinkler systems; clothes washing machine connections; water treatment systems or water filters; or pressure pumps or bladder tanks.

Inspect any system that is shut-down, secured or winterized; any plumbing components not readily accessible; any exterior plumbing components or interior or exterior drain systems; interior fire sprinkler systems; water conditioning equipment, including softener and filter systems; private water supply systems; gas supply systems for materials, installation or leakage.

Operate any main, branch or fixture valve, except faucets or freestanding or built-in appliances or fixtures and faucets if the flow end of the faucet is connected to an appliance.

Operate automatic safety controls; any valve except toilet flush valves, hose bibs and fixture faucets; any system fixture or component that is shut down, turned off or disconnected.

Operate any main, branch or fixture valve except fixture faucets and hose faucets attached to the building.

Operate any main, branch or fixture valve, except faucets or freestanding or built-in appliances or fixtures and faucets if the flow end of the faucet is connected to an appliance.

Evaluate the potability of any water supply or the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies; or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and equipment.

Evaluate the potability (quality) of water or conformance to any State standards or design; the gas or propane system for any leakage; gas, liquid propane, or oil storage tanks.

Evaluate the potability of any water supply or the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies; or the condition and operation of on-site

sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and all related equipment.

Test shower pans, tub and shower surrounds, or enclosures for leakage.

Test shower pans for leakage or fill any fixture with water during an inspection.

Test shower pans, tub and shower surrounds or enclosures for leakage; Watts 210 valves and/or TPR valves.

Test shower pans, tub and shower surrounds or enclosures for leaking; or the operation of Watts 210 valves and/or TPR valves.

Determine water temperature.

Determine whether water supply and waste disposal systems are public or private or whether there are sufficient clean-outs installed in the waste system piping.

Determine the size, temperature, age, life expectancy or adequacy of the water heater; the exact flow rate, volume, pressure, temperature, or adequacy of the water supply; the water quality or potability or the reliability of the water supply or source; the effectiveness of anti-siphon, back-flow prevention or drain-stop devices; whether there are sufficient clean-outs for effective cleaning of drains; the adequacy of combustion air.

Determine water temperature.

Record location of any on-site visible fuel tanks within or directly adjacent to a structure.

Record location of any on-site visible fuel tanks within or directly adjacent to a structure.

State the effectiveness (quantitatively or qualitatively) of anti-siphon, back-flow prevention or drain-stop devices.

Examine or evaluate the operation of private water systems, including, but not limited to wells, pumps, tanks, and related equipment or any overflow device of any fixture.

Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating and hot water circulation.

Examine ancillary systems or components such as, but not limited to, those related to solar water heating and hot water circulation.

Verify the functional flow, pressure, temperature or volume at any fixture that is capped or connected to an appliance.

Report on water conditioning systems; fire and lawn sprinkler systems; on-site potable water supply quality and quantity; on-site waste disposal systems; foundation irrigation systems; jetted tubs, except as to functional flow and functional drainage; swimming pools, ponds and spas.

**(NOTE:** Examination of specific areas may be justified if the Inspector possesses proper experience, certification and licensing for such examinations and they are contracted separately, with separate fee structures, between the Inspector and the Client)

Light pilot flames.

Light pilot flames.

Open closed plumbing access panels.

Excavate or otherwise uncover the private sewage system or its components to determine size, adequacy or efficiency.

Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping; gas, liquid propane or oil storage tanks; time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.

## **ELECTRICAL SYSTEM**

**A.S.H.I. - 7. ELECTRICAL SYSTEM**

**N.A.H.I. - 9. ELECTRICAL**

**A.I.I. - 9 - SYSTEM: ELECTRICAL**

**N.A.C.H.I. - 2.7. ELECTRICAL**

### **WHILAG – ELECTRICAL SYSTEM**

Includes the service drop; the service entrance conductors, cables, and raceways; the service equipment and main disconnects; the service grounding; the interior components of service panels and sub panels; the conductors; the overcurrent protection devices; a representative number of installed lighting fixtures, switches, and receptacles; the ground fault circuit interrupters.

Includes the entrance of the primary service from masthead to main panel; main and sub-panels including feeders; branch circuits, connected devices, and lighting fixtures; procedures for Inspection.

Includes the service entrance conductors; service equipment; grounding equipment; main over-current device; main and downstream distribution panels (subpanels) (downstream panels are to be in inspected areas.); branch circuit conductors and their over-current devices; a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house and attached garage, and on the dwelling exterior walls; all accessible outlets; GFI outlets.

Includes the service line; the meter box; the main disconnect; panels, breakers and fuses; the grounding; the bonding; a representative sampling of switches, receptacles, light fixtures; all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection; branch circuit wiring if readily visible; the service entrance conductors and their sheathing; smoke detectors; drip loops, weatherheads and clearances.

Includes the entrance of the primary service from masthead to main panel; main and sub-panels including feeders; branch circuits, connected devices, and lighting fixtures; procedures for Inspection.

**The inspector shall:**

**The Inspector will:**

**The inspector shall:**

**The inspector shall:**

**The Inspector will:**

Inspect the service drop; the service entrance conductors, cables, and raceways; the service equipment and main disconnects; the service grounding; the interior

components of service panels and sub panels; the conductors; the overcurrent protection devices; a representative number of installed lighting fixtures, switches, and receptacles; the ground fault circuit interrupters

Inspect the main and branch circuit conductors for proper over current protection and condition by visual observation after removal of the readily accessible main and sub electric panel cover(s).

Inspect the service line, drip loops and weatherheads; the meter box; the main disconnect; panels, breakers and fuses; the grounding; the bonding; a representative sampling of switches, receptacles, light fixtures; readily accessible branch circuit wiring; GFCI receptacles and circuit breakers; service entrance conductors and their sheathing; smoke detectors.

Inspect the main and branch circuit conductors for proper over current protection and condition by visual observation after removal of the readily accessible main and sub electric panel cover(s).

Describe the amperage and voltage rating of the service; the location of main disconnect(s) and sub panels; and the wiring methods.

Describe the type and location of primary service (overhead or underground), voltage, amperage, and over-current protection devices (fuses or breakers).

Identify and describe service amperage and voltage; service entry conductor material; service type as being overhead or underground; location of electrical main disconnect; location and description of electrical downstream panels (if located in an inspected area); the presence of any 110-volt solid aluminum branch circuit wiring.

Describe the amperage rating of the service.

Describe the type and location of primary service (overhead or underground), voltage, amperage, and over-current protection devices (fuses or breakers).

Report on the presence of solid conductor aluminum branch circuit wiring; on the absence of smoke detectors.

Report the presence of aluminum branch circuit wiring at the main and sub-panels.

Report the presence of solid conductor aluminum branch circuit wiring if readily visible; any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present; the absence of smoke detectors.

Report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

Report the presence of solid conductor aluminum branch circuit wiring at the main and sub-panels.

Observe the existence of a connected grounding conductor when readily accessible and the general condition of visible branch circuit conductors that may constitute a hazard to the occupant or the structure by reason of improper use or installation of electrical components.

Observe and report on the service entrance conductor type and condition; service equipment; grounding equipment; main over-current device; main and downstream distribution panels (sub-panels) (downstream panels are to be in inspected areas); amperage and voltage ratings of the service; branch circuit conductors, their over-current devices, and the compatibility of their ampacity and voltages; the operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house and attached garage, and on the dwelling exterior walls; the polarity and grounding of all accessible outlets; the presence of GFI outlets within six feet of interior plumbing fixtures, in the garage or carport, unfinished concrete floor basements and attached to the exterior of the inspected structure; the operation of Ground Fault Circuit Interrupters (GFCI) test button; the operation of Arc Fault Circuit Interrupter (AFCI) breaker test button.

Observe the existence of a connected grounding conductor when readily accessible and the general condition of visible branch circuit conductors that may constitute a hazard to the occupant or the structure by reason of improper use or installation of electrical components.

Verify the operation of a representative number of accessible switches, receptacles and light fixtures; grounding and polarity of a representative number of receptacles in proximity to plumbing fixtures or on the exterior; and the operation of ground fault circuit interrupters (GFCI), if present.

Verify the operation of a representative number of accessible switches, receptacles and light fixtures; grounding and polarity of a representative number of receptacles in proximity to plumbing fixtures or on the exterior; and the operation of ground fault circuit interrupters (GFCI), if present.

Test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection with a GFCI tester.

Test the operation of installed arc fault circuit interrupters in the service panel.

Determine the service amperage.

The inspector is not required to:

The Inspector is not required to:

The inspector is not required to:

The inspector is not required to:

The inspector is not required to:

Inspect the remote control devices unless the device is the only control device; the alarm systems and components; the low voltage wiring, systems and components; or the ancillary wiring, systems and components not a part of the primary electrical power distribution system.

Inspect ancillary systems, including but not limited to: burglar alarms, home protection systems, low voltage relays, smoke/heat detectors, antennas, electrical de-icing tapes, lawn sprinkler wiring, swimming pool wiring, or any systems controlled by timers; or electrical equipment not readily accessible or

Inspect the alarm system and components; the ancillary wiring; low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices; private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility; or spark or lightning arrestors.

Inspect ancillary systems, including but not limited to: timers, burglar alarms, home protection systems, low voltage relays, smoke/heat detectors, antennas, electrical de-icing tapes, lawn sprinkler wiring, swimming pool or spa wiring or electrical equipment not readily accessible.

Measure amperage, voltage, or impedance.

Measure amperage, voltage or impedance in any electrical system, device or appliance.

Dismantle any electrical device or control.

Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels.

Dismantle any electrical device or control.

Insert any tool, probe or testing device into the main or sub-panels.

Insert any tool, probe or testing device inside the electrical panels.

Insert any tool, probe or device into the main or sub-panels.

Insert any tool, probe or testing device into the main or sub-panels.

Activate electrical systems or branch circuits which are not energized.

Activate any electrical systems or branch circuits which are not energized.

Activate electrical systems or branch circuits which are not energized.

Operate overload protection devices.

Operate electrical systems or components that are disconnected or switched off at the main electrical panel.

Operate electrical systems that are shut down; over current protection devices; non-accessible smoke detectors; overload devices (?)

Operate overload protection devices.

Move any objects, furniture, or appliances to gain access to any electrical component.

Move furnishings or storage to gain access to the electrical panel.

Move any objects, furniture, or appliances to gain access to any electrical component.

Test every switch, receptacle, and fixture.

Test or operate any over-current device except Ground Fault Circuit Interrupters (GFCI) and Arc Fault Circuit Interrupter (GFCI) breakers using the installed test buttons.

Test every switch, receptacle, and fixture.

Remove switch and outlet cover plates.

Remove panel covers or dead front covers if not readily accessible.

Remove switch and outlet cover plates.

Verify the continuity of connected service ground(s).

Verify the continuity of the connected service ground.

Verify the continuity of connected service ground(s).

Disconnect any energized system or appliance.

Evaluate the electrical panel if insufficient clearance does not permit safe access.

Examine de-icing equipment, private or emergency electrical supply sources, including but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facilities.

Observe or report on low voltage systems except to report the presence of solenoid-type lighting systems; alarm systems, security system devices, heat detectors or carbon monoxide detectors; intercom telephone, security, TV, lightning arrestors or other ancillary wiring that is not part of the primary electrical distribution system; built-in vacuum equipment.

Measure or determine the amperage or voltage of the main service if not visibly labeled.

Conduct drop voltage calculations.

Determine the accuracy of breaker labeling.

## HEATING SYSTEM

**A.S.H.I. - 8. HEATING SYSTEM**

**N.A.H.I. - 11. CENTRAL HEATING**

**A.I.I. - 10 - SYSTEM: HEATING**

**N.A.C.H.I. - 2.4. HEATING**

**WHILAG - HEATING SYSTEM**

Includes the installed heating equipment and the vent systems, flues, and chimneys.

Includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units.

Includes the permanently installed heating systems.

Includes the heating system; the energy source; the heating method

includes the fuel source; heating equipment; heating distribution; operating controls; flue pipes, chimneys and venting; auxiliary heating units.

**The inspector shall:**

**The Inspector will:**

**The inspector shall:**

**The inspector shall:**

**The Inspector will:**

Inspect the installed heating equipment and the vent systems, flues and chimneys.

Inspect the operation of fixed supplementary heat units. See 2.6 for more information.

Inspect the heating system and describe the energy source and heating method using normal operating controls.

Inspect the operation of fixed supplementary heat units.

Observe and report on the permanently installed heating systems including: heating equipment; normal operating controls; automatic safety controls; chimneys, flues, and vents, where readily visible; combustion air supply; clearance to combustibles; heat distribution systems including blowers, pumps, ducts, piping, radiators, convectors, registers, air filters, insulation and fan coil

units; the presence of an installed heat source in each room.

Describe the energy source; and the heating method by its distinguishing characteristics.

Describe type of fuel, heating equipment, and heating distribution system.

Describe type of fuel, heating equipment, and heating distribution system.

Operate the system using normal readily accessible control devices.

Operate the system(s) using normal operating controls.

Operate the system using normal readily accessible control devices.

Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable.

Open the readily accessible panels provided by the manufacturer or installer for routine homeowner maintenance.

Open readily accessible access panels or covers provided by the manufacturer or installer, if readily detachable.

Observe the condition of normally operated controls and components of the systems; visible flue pipes, dampers and related components for functional operation; the condition of a representative number of heat sources in each habitable space of the house.

Observe the condition of normally operated controls and components of the systems; visible flue pipes, and related components for functional operation; the condition of a representative number of heat sources in each habitable space of the house.

Identify the energy source and type of connection; heating equipment and distribution type.

Report whether the inspector deemed the furnace inaccessible.

Report as in need of repair furnaces which do not operate.

Report the absence of combustion air

**The inspector is not required to:**

**The Inspector is not required to:**

**The inspector is not required to:**

**The inspector is not required to:**

**The inspector is not required to:**

Inspect the interiors of flues or chimneys which are not readily accessible; the heat exchanger; the humidifier or dehumidifier; the electronic air filter; the solar space heating system.

Inspect or evaluate a heat exchanger; equipment that is not readily accessible; the interior of chimneys and flues; heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers, etc.; or solar heating systems.

Inspect or evaluate interiors of flues or chimneys, fire chambers, the heat exchanger, the humidifier or dehumidifier, the electronic air filter, solar heating systems or fuel tanks; underground fuel tanks (?).

Inspect or evaluate a heat exchanger; equipment that is not readily accessible; the interior of chimneys and flues; heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers, etc.; solar heating systems; or concealed distribution systems for any type of heating system.

Determine heat supply adequacy or distribution balance.

Determine clearance to combustibles or adequacy of combustion air.

Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.

Activate or operate heating or other 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.

Activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.

Activate or operate heating or other 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.

Operate digital-type thermostats or controls.

Operate heating systems when weather conditions or other circumstances may cause equipment damage or if, in the opinion of the inspector, the ability to

Operate electronic thermostats. operate it is unsafe or hazardous; Automatic safety controls ;

Remove covers or panels that are not readily accessible.

Remove covers or panels that are not readily accessible.

Dismantle any equipment, controls, or gauges.

Dismantle any equipment, controls, or gauges.

Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers; or capacity, adequacy, or efficiency of a heating or cooling system.

Evaluate fuel quality

Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers; or capacity, adequacy, or efficiency of a heating or cooling system, or digital-type thermostats or controls.

Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters, or solar heating devices.

Test or operate solar heating devices.

Ignite or extinguish solid fuel fires.

Light pilot flames

Ignite pilot lights.

Start a gas, propane or oil furnace if shut down or open any gas, propane or oil supply valve.

Override automatic safety controls to activate the equipment.

Examine or evaluate the condition of heat exchangers

Examine electric heater elements or heat pump fluid/gas materials; below grade systems and components; or any solar-energy heating systems or components

Report on the interior of flues or combustion chambers; humidifiers; electronic air filters; the uniformity or adequacy of heat supply to the various rooms.

Determine adequacy of combustion air.

## AIR CONDITIONING SYSTEMS

**A.S.H.I. - 9. AIR CONDITIONING SYSTEMS**

**N.A.H.I. - 12. CENTRAL AIR CONDITIONING**

**A.I.I. - 11 - SYSTEM: CENTRAL AIR CONDITIONING**

**N.A.C.H.I. - 2.5. COOLING**

### **WHILAG - AIR CONDITIONING SYSTEMS**

Includes the installed central and through-wall cooling equipment.

Includes the cooling equipment; cooling distribution; operating controls; procedures for Inspection.

Includes the central air conditioning including cooling and air handling equipment and normal operating controls; distribution systems including ducts, registers, air filters, fans, pumps and piping, with associated supports, insulation, and fan-coil units if different than heating system; presence of an installed cooling source in each room.

Includes the central cooling equipment.

Includes the cooling equipment; cooling distribution; operating controls; procedures for Inspection.

**The inspector shall:**

**The Inspector will:**

**The inspector shall:**

**The inspector shall:**

**The Inspector will:**

Inspect the installed central and through-wall cooling equipment.

Inspect the central cooling equipment using normal operating controls.

Describe the energy source; and the cooling method by its distinguishing characteristics.

Describe the type of central air conditioning system and energy sources.

Describe the type of central air conditioning system and energy sources.

Operate the system using normal control devices.

Operate the systems using normal operating controls.

Operate the system using normal control devices.

Open readily accessible access panels or covers provided by the manufacturer or installer, if readily accessible.

Open readily accessible and unsecured access panels provided by the manufacturer or installer for routine homeowner maintenance.

Open readily accessible access panels or covers provided by the manufacturer or installer, if readily accessible.

Observe the condition of controls and operative components of the complete system, conditions permitting; and the condition of a representative number of the central air cooling outlets in each habitable space of the house.

Observe and report on central air conditioning including cooling and air handling equipment and normal operating controls; distribution systems including ducts, registers, air filters, fans, pumps and piping, with associated supports, insulation, and fan-coil units if different than heating system; the presence of an installed cooling source in each room.

Observe the condition of controls and operative components of the complete system, conditions permitting; and the condition of a representative number of the central air cooling outlets in each habitable space of the house.

Identify energy sources and cooling equipment type.

Report on condensate drains where visible and accessible.

**The inspector is not required to:**

**The Inspector is not required to:**

**The inspector is not required to:**

**The inspector is not required to:**

**The Inspector is not required to:**

Inspect the electronic air filters.

Inspect gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air-conditioning units.

Inspect window units, through-wall units, or electronic air filters.

Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks.

Inspect gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units.

Determine the cooling supply adequacy or distribution balance.

Determine uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.

Operate cooling or other systems that have been shut-down or any equipment or systems if exterior temperature is below 60° Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment or digital thermostats or controls.

Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.

Operate equipment or systems if exterior temperature is below 60° Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment.

Check the pressure of the system coolant, determine the presence of leakage, or the electrical current drawn by the unit.

Check the pressure of the system coolant or determine the presence of leakage.

Check the electrical current drawn by the unit.

Evaluate the capacity, efficiency, or adequacy of the system.

Evaluate the capacity, efficiency, or adequacy of the system.

Evaluate digital-type thermostats or controls.

Remove covers or panels that are not readily accessible.

Remove covers or panels that are not readily accessible.

Dismantle any equipment, controls, or gauges.

Dismantle any equipment, controls, or gauges.

Examine or report on cooling systems when weather conditions or other circumstances may cause equipment damage; non-central air conditioners; gas fired, solar or geothermal cooling system; food, wine or similar storage cooling

systems; or any humidity control systems or components. (Permanently installed wall air conditioning units may be reported on using normal operating controls.)

Examine electrical current, coolant fluids or gasses, or coolant leakage.

Report on the uniformity or adequacy of cold air supply to the various rooms.

Activate or operate cooling or other systems that have been shut-down.

## INTERIORS

**A.S.H.I. - 10. INTERIOR**

**N.A.H.I. - 13. INTERIOR**

**A.I.I. - 12 - SYSTEM: INTERIORS**

**N.A.C.H.I. - 2.10. DOORS, WINDOWS & INTERIOR**

### **WHILAG – INTERIORS**

Includes walls, ceilings and floors; steps, stairways and railings; countertops and installed cabinets.

Includes the walls, ceilings, floors, windows, and doors; steps, stairways, balconies, railings; fireplaces; electrical outlets and fixtures; plumbing fixtures and components; heating and cooling distribution.

Includes the walls, ceilings and floor surfaces; steps, stairways, balconies, handrails and guardrails; cabinets and counters; closets; windows and doors, including hardware; fire separation at chimneys, walls, ceilings, and doors between a dwelling unit and an attached garage; automatic garage door openers; window glass and smoke alarms.

Includes a representative number of doors and windows; walls, ceilings, steps, stairways, and railings; overhead garage doors and garage door openers, controls and hardware.

Includes the walls, ceilings, floors, windows, and doors; steps, stairways, balconies and railings.

**The inspector shall:**

**The inspector will:**

**The inspector shall:**

**The inspector shall:**

**The inspector will:**

Inspect the walls ceilings and floors; steps, stairways and railings; the countertops a representative number of installed cabinets, doors, and windows and the garage doors and garage door operators.

Inspect the exterior condition of the kitchen cabinets and countertops.

Inspect the walls, ceilings, steps, stairways, and railings; garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control.

Verify the presence of steps, stairways, balconies, handrails and guardrails and observe their condition.

Verify the presence of steps, stairways, balconies, handrails and guardrails and observe their condition.

Observe the visible condition of the surfaces of walls, ceilings, and floors relative to structural integrity and evidence of water penetration.; the condition of steps, stairways, balconies, handrails and guardrails; the condition of fireplaces, dampers, fire boxes and hearths readily visible; and the condition and operation of plumbing fixtures and components in each room as described in Section 10.

Observe and report on wall, ceiling, and floor surfaces; steps, stairways, balconies, hand railings and guardrails; cabinets and counters; closets; windows and doors including hardware; fire resistant separation at chimneys, walls, ceilings, and doors between a dwelling unit and an attached garage; the operation of the auto-reverse safety features on automatic garage door openers from the installed operator mechanism; the presence of glass that is not safety glass and location, where the area for visible markings is accessible and visible; the presence or absence of smoke alarms including testing their operation through the installed manufacturer supplied test device, if accessible.

Observe the visible condition of cabinets and countertops, caulking and grout and the surfaces of walls, ceilings, and floors relative to structural integrity and evidence of water penetration.; the condition of steps, stairways, balconies, handrails and guardrails.

Describe the type, material, condition and operation of a representative number of windows, doors and their hardware.

Describe the condition and operation of a representative number of windows and doors.

Locate and observe a representative number of electrical outlets/fixtures and wiring in each room as described in Section 9.

Comment on presence or absence of smoke detectors.

Comment on presence or absence of smoke detectors.

Identify window types

Operate all accessible primary windows and interior doors.

Report on visible signs of abnormal or harmful water leakage.

Report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door; any door locks or side

ropes that have not been removed or disabled when garage door opener is in use; and windows that are obviously fogged or display other evidence of broken seals.

Open and close a representative number of doors and windows.

**The inspector is not required to:**

**The Inspector is not required to:**

**The inspector is not required to:**

**The inspector is not required to:**

**The Inspector is not required to:**

Inspect the paint, wallpaper and other finish treatments; the carpeting; the window treatments; the central vacuum systems; the household appliances or recreational facilities.

Inspect paint, wallpaper, window treatments or finish treatments; central vacuum systems; safety glazing in locations subject to human impact; security components; household appliances; equipment housed in the garage except as otherwise noted; elevators; remote controls; appliances; items not permanently installed.

Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test, or inspect any solid fuel device in use.

Evaluate the installation or adequacy of inserts, wood burning stoves, or other modifications in a fireplace, stove, or chimney.

Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises(?); self-cleaning ovens; signal lights; security bar release and opening mechanisms, whether interior or exterior including compliance with local, state, or federal standards.

Determine clearance to combustibles in concealed areas; cosmetic condition of ceilings, walls, floor coverings, and components; or whether the bath and/or kitchen vent fan ducting exhausts air to the exterior of the house.

Determine leakage from microwave ovens; the adequacy of spa jet water force or bubble effect; or the structural integrity or leakage of a pool or spa.

Report on finishes on the interior walls, ceilings, and floors; carpeting; draperies, blinds, or other window treatments; household appliances; central vacuum, security or intercom systems; remote operator devices of garage doors.

Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure; drop ceiling tiles; and household appliances.

Verify or certify safe operation of any auto reverse or related safety function of a garage door.

Operate equipment housed in the garage except as otherwise noted; any system, appliance or component that requires the use of special keys, codes, combinations, or devices; self-cleaning oven cycles or signal lights; any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices.

Examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser; any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa or self-contained equipment; or any other small, ancillary devices.

Come into contact with any pool or spa water in order to determine the system structure or components.

Determine clearance to combustibles in concealed areas and cosmetic condition of ceilings, walls, floor coverings and components.

# INSULATION AND VENTILATION

**A.S.H.I. - 11. INSULATION AND VENTILATION**

**N.A.H.I. - 7. ROOF STRUCTURE, ATTIC AND INSULATION**

**A.I.I. - 13 - SYSTEM: INSULATION AND VENTILATION**

**N.A.C.H.I. - 2.9. ATTIC, VENTILATION & INSULATION**

## WHILAG – INSULATION AND VENTILATION

Includes the insulation and vapor retarders in unfinished spaces; ventilation of attic and foundation areas; and mechanical ventilation systems.

Includes the roof framing, sheathing and decking; and attic insulation.

Includes the insulation in unfinished attic and foundation areas; ventilation of attic and foundation areas; kitchen, bath and laundry venting systems; attic ventilation fans when present; and storm doors and thermal windows.

Includes the insulation in unfinished spaces; ventilation of attic spaces; and mechanical ventilation systems.

Includes the insulation and vapor retarders in unfinished spaces; ventilation of attic and foundation areas; and mechanical ventilation systems.

**The inspector shall:**

**The Inspector will:**

**The inspector shall:**

**The inspector shall:**

**The inspector will:**

Inspect the insulation and vapor retarders in unfinished spaces; the ventilation of attics and foundation areas; and the mechanical ventilation systems.

Inspect the insulation in unfinished spaces; the ventilation of attic spaces; and mechanical ventilation systems.

Inspect the insulation and vapor retarders in unfinished spaces; the ventilation of attics and foundation areas; and the mechanical ventilation systems.

Describe the insulation and vapor retarders in unfinished spaces; and the absence of insulation in unfinished spaces at conditioned surfaces.

Describe the type of material comprising the roof structure in the visible attic area.

Observe the condition of the visible roof structure and attic components where readily and safely accessible.

Describe the insulation in unfinished spaces and the absence of insulation in unfinished spaces at conditioned surfaces.

Observe and report on insulation in unfinished attic and foundation areas; ventilation of attic and foundation areas; kitchen, bath, and laundry venting systems and whether the vents terminate at the exterior of the dwelling; presence of any attic ventilation fan; presence or absence (only) of storm doors or thermal windows; and evidence of visible condensation and other consequences of inadequate ventilation.

Investigate evidence of the presence of water penetration.

Determine the presence of attic insulation and its approximate thickness.

Identify insulation in unfinished attics and under-floor crawlspaces and estimated quantity; the absence or presence of insulation in unfinished spaces next to heated living areas.

Report on the general absence or lack of insulation.

Report the absence of insulation on heating ductwork and water supply plumbing in unconditioned spaces.

**The inspector is not required to:**

**The inspector is not required to:**

**The inspector is not required to:**

**The inspector is not required to:**

**The inspector is not required to:**

Disturb insulation or vapor retarders.

Disturb insulation or vapor retarders.

Determine indoor air quality.

Determine indoor air quality.

Determine the types of materials used in insulation/wrapping of pipes, ducts, jackets, boilers, and wiring.

Enter attic spaces with headroom of less than 5 feet, with insulation covering the ceiling joist, or bottom truss cord, or if there are obstructions, trusses, or other

detrimental  
conditions.

Enter the attic or unfinished spaces that are not readily accessible or where entry could cause damage or pose a safety hazard to the inspector in his or her opinion.

Enter attic spaces that are not readily accessible.

Break or otherwise damage the surface finish or weather seal on or around access panels and covers.

Break or otherwise damage the surface finish or weather seal on or around access panels and covers.

Break or otherwise damage the surface finish or weather seal on or around access panels and covers.

Report on insulation and vapor retarders concealed in ceilings or exterior walls; venting equipment and fans that are integral with household appliances; or the thermal efficiency ratings or concealed ventilation systems.

Move or touch insulation or vapor retarders.

Identify the composition or the exact R-value of insulation material.

Activate thermostatically operated fans.

Operate powered attic or foundation area ventilation system fans.

## **FIREPLACES AND SOLID FUEL BURNING APPLIANCES**

**A.S.H.I. - 12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES**

**N.A.H.I. - 13.1.3 FIREPLACES (Sub-category of Interior)**

**A.I.I. - 14 - SYSTEM: FIREPLACES, CHIMNEYS AND SOLID FUEL BURNING APPLIANCES**

**N.A.C.H.I. - 2.8. FIREPLACE**

### **WHILAG – FIREPLACES AND STOVES**

Includes the system components, vent systems, flue and chimneys.

Includes fireplaces, dampers, fireboxes and hearths

Includes Fireplaces and manufactured solid-fuel or gas-burning appliances; the chimneys, flues, dampers and associated system components; visible areas of the fireboxes; hearth extensions; mantles; fireplace surrounds and permanently installed screens and/or glass doors; and seals or gaskets on glass doors.

Includes the fireplace, damper door if readily accessible and operable; Hearth extensions and other permanently installed components; lintel, hearth and material surrounding the fireplace.

Includes solid fuel and gas fireplaces, stoves, dampers, fireboxes and hearths.

**The inspector shall:**

**The inspector will:**

**The Inspector shall:**

**The inspector shall:**

**The inspector will:**

Inspect the system components and the vent systems, flues, and chimneys.

Inspect and report on the condition of the visible areas of the chimneys, flues, dampers and associated system components; visible areas of the fireboxes, hearth extensions, mantles fireplace surrounds and permanently installed screens and/or glass doors; the installation of manufactured solid-fuel or gas-burning appliances; and the presence or absence of any seals or gaskets to glass doors.

Inspect the fireplace; the damper door if readily accessible and operable; hearth extensions and other permanently installed components; lintel, hearth and material surrounding the fireplace.

Describe the fireplaces and solid fuel burning appliances; and the chimneys.

Observe the condition of fireplaces, dampers, fire boxes and hearths readily visible.

Observe the condition of fireplaces, stoves, dampers, fire boxes and hearths readily visible.

Open and close the damper door if readily accessible and operable.

Report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials

**The inspector is not required to:**

**The Inspector is not required to:**

**The inspector is not required to:**

**The inspector is not required to:**

**The Inspector is not required to:**

Inspect the interiors of flues or chimneys; the firescreens and doors; the seals and gaskets; the automatic fuel feed devices; the mantels and fireplace surrounds; the combustion make-up air devices; or the heat distribution assists, whether gravity controlled or fan assisted.

Inspect the interiors of flues, chimneys or fireplace insert flue connection beyond visible areas; the automatic fuel feed devices; or the combustion make-up devices.

Inspect the vent system; the interior of the chimney or flue, fire doors or screens, seals or mantels; automatic fuel feed devices; combustion make up devices; or heat distribution assists whether gravity controlled or fan assisted.

Inspect the interior of flues or chimneys or any solid fuel device in use

Ignite or extinguish fires.

Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test, or inspect any solid fuel device in use.

Ignite or extinguish fires.

Ignite or extinguish fires.

Light pilot flames.

Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test, or.

Determine draft characteristics.

Determine draft characteristics or the structural integrity of fireplaces or chimneys.

Determine the need for a chimney sweep; draft characteristics; or adequacy of draft; or the appropriateness of such installation.

Move fireplace inserts or stoves or firebox contents.

Move fireplace inserts or stoves or firebox contents.

Move fireplace inserts or stoves or firebox contents.

Evaluate the installation or adequacy of inserts, wood burning stoves, or other modifications in a fireplace, stove, or chimney.

Evaluate the installation or adequacy of inserts, wood burning stoves, or other modifications in a fireplace, stove, or chimney.

Operate gas fireplace inserts.

Perform a smoke test.

Dismantle or remove any component.

Dismantle fireplaces or stoves to inspect chimneys or fireboxes.

## SITE

**A.S.H.I. – No Site section – Included in the Exterior section**

**N.A.H.I. - 3. SITE**

**A.I.I. - 4 - SYSTEM: SITE CHARACTERISTICS**

**N.A.C.H.I. - No Site section – Included in the Exterior section**

**WHILAG – SITE**

**NOTE: There isn't actually a SITE section in the ASHI SOP or NACHI SOP's. Site characteristics are included in the Exteriors section or those SOPs. I've used excerpts of those sections to create a comparison.**

Includes the walkways, patios, and driveways leading to dwelling entrances and the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.

Includes the building perimeter, land grade, and water drainage directly adjacent to the foundation; trees and vegetation that adversely affect the structure; walks, grade steps, driveways, patios, and retaining walls contiguous with the structure.

Includes site grade and surface water drainage characteristics at the foundation if observable; condition of walkways and exterior stairways, stoops, landings, patios and decks; condition of driveways and other paved or masonry areas; visibly accessible retaining walls and rockeries and earth to wood proximity.

Includes the exterior grading, walkways and vegetation; and surface drainage and retaining walls when these are likely to adversely affect the building.

Includes the building perimeter, land grade, and water drainage directly adjacent to the foundation; trees and vegetation that adversely affect the structure; walks, grade steps, driveways, patios, and retaining walls contiguous with the structure.

**The inspector shall:**

**The inspector will:**

**The inspector shall:**

**The inspector shall:**

**The inspector will:**

Inspect the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building; and walkways, patios, and driveways leading to dwelling entrances.

Inspect fences or privacy walls.

Inspect all exterior grading, and walkways and the vegetation, surface drainage and retaining walls when these are likely to adversely affect the building.

Describe the type of material and inspect the condition of the driveways, walkways, grade steps, patios, and other items contiguous with the inspected structure.

Describe the type of material and inspect the condition of the driveways, walkways, grade steps, patios, and other items contiguous with the inspected structure.

Observe the drainage, grading, and vegetation for conditions that adversely affect the structure.

Observe and describe site grade and surface water drainage characteristics at the foundation if observable (Most buildings have shrubbery or other growth around the property that limit or eliminate the ability of the inspector to visualize the drainage or grade of the property); the condition of walkways and exterior stairways, stoops, landings, patios and decks; the condition of driveways and other paved or masonry areas; visibly accessible retaining walls and rockeries; and earth to wood proximity.

Observe the drainage, grading, and vegetation for conditions that adversely affect the structure.

Report as in need of repair any vegetation, surface drainage and retaining walls adversely affecting the building.

**The inspector is not required to:**

**The Inspector is not required to:**

**The Inspector shall not:**

**The inspector is not required to:**

**The Inspector is not required to:**

Inspect fences; geological, geo-technical or hydrological conditions; seawalls, break-walls, and docks; and erosion control and earth stabilization measures.

Inspect geological, geotechnical, or hydrological conditions; seawalls, break-walls and docks; erosion control and earth stabilization measures; or drain fields or drywells.

Inspect fences or privacy walls.

Evaluate the condition of trees, shrubs, and or other vegetation; soil or geological conditions, site engineering or property boundaries.

Evaluate the condition of trees, shrubs, and or other vegetation; soil or geological conditions, hydrological conditions; seawalls, break-walls, and docks; site engineering or property boundaries.

Determine soil or geological conditions, site engineering, or property boundaries.  
Determine soil or geological conditions, site engineering, or property boundaries.

Report ownership of property, fencing, privacy walls, retaining walls, or related issues; the condition of trees, shrubs, or vegetation; soil or geological conditions, site engineering, property boundaries, encroachments or easements; the adequacy of retaining walls, sea walls, waterfront bulkhead, docks and piers; ponds, fountains or decorative water features, unless said inspections are contained within a separate contract.

<http://www.arundelhomeinspection.com>

<http://www.marylandhomeinspectors.net>

<http://baltimorecountyrentalinspection.net>

<http://marylandradontesting.com/>