

- b. Note the methods used to observe under floor crawl spaces;
  - c. Note the methods used to observe attics; and
  - d. Note signs of previous and/or active water penetration into the basement, under floor crawl space and attic including the presence of sump pumps and dehumidifiers.
4. Exclusions: In addition to the exclusions and prohibitions found in §§ 5.242.5 and 5.242.6 of this Part, the inspector shall not be required to:
- a. Collect engineering data such as the size, span, spacing, species, section modulus, slenderness ratio, and/or modulus of elasticity of the structural members;
  - b. Provide access to the items being inspected (responsibility of client/seller/seller's representative);
  - c. Enter the under-floor crawl space;
    - (1) If it is not readily accessible,
    - (2) If access is obstructed and/or if entry could damage the property,
    - (3) If a dangerous or adverse situation is suspected and reported by the home inspector, or
    - (4) Observe and report on wood destroying insects, rodents, and/or vermin unless specifically contracted for in writing.
  - d. Enter the attic space:
    - (1). If it is not readily accessible;
    - (2) If access is obstructed and/or if entry could damage the property;
    - (3) If a dangerous or adverse situation is suspected and Reported by the inspector; or
    - (4) Walk on the exposed and/or insulation covered framing members.

D. System: Electrical

- 1. The inspector shall observe and report on;
  - a. The exterior service entrance conductors,

- b. The service equipment, including the main overcurrent device,
  - c. The grounding system device,
  - remove this item d. The service and distribution panels by removing the enclosure cover,
  - e. The branch circuit, overcurrent devices, and conductor capability; and
  - f. A representative number of interior and exterior receptacles.  
including a representative sample of GFCI receptacles.
2. The inspector shall identify:
- a. The service as being overhead or underground,
  - b. The type of interior wiring,
  - c. The ampacity of the main service-disconnect,
  - d. The location of the service and distribution panels, and
  - e. The presence of aluminum wiring in branch circuits.
3. The inspector shall test:
- a. The polarity and grounding of a representative number of receptacles; and
  - b. The operation of a comprehensible sample of all readily accessible ground fault circuit interrupters.
- delete this. 4. Use of a plug-in receptacle tester or use of the test button thereon or on a ground fault circuit interrupting (GFCI) receptacle is permissible provided there is no exposure of live parts, no removal of the electrical device and no disturbance of the current state of the receptacle.
5. Exclusions: In addition to the exclusions and prohibitions found in §§ 5.2~~42~~.5 and 5.2~~42~~.6 of this Part, the inspector shall not be required to:
- a. Collect engineering data on the compatibility of the overcurrent devices with the panel and/or determine the short circuit interrupting current capacity;
  - b. Determine the adequacy of the ground and/or the in-place systems to provide sufficient power to the dwelling or reflect on the sufficiency of the electric distribution system in the dwelling;

Add prohibitions about removal of breaker panel covers, Add prohibition about dismantling. Add prohibition about use of any tool other than non contact voltage testers and plug in receptacle testers.

Remove this, there is no item to dismantle

- c. Except as permitted under § 5.24.5(D)(4), the inspector shall not enter, internally access or insert any tool, probe, or testing device inside the electrical panels, outlets, devices or other fixtures;
- d. Test or operate any overcurrent device except ground fault circuit interrupters;
- e. Dismantle any electrical device or control other than to remove the covers of the service and distribution panels. However, the inspector is not required to remove the covers of the service and distribution panels if the panel covers are not readily accessible, if there are dangerous or adverse situations present, or when removal would damage or mar any painted surface and/or covering materials; and/or
- f. Observe or report on:
  - (1) The quality of the conductor insulation,
  - (2) Low voltage systems, doorbells, thermostats, and/or other,
  - (3) Telephone, security alarms, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system,
  - (4) Underground utilities, pipes, buried wires, or conduits, and
- g. Test or operate arc fault circuit interrupters.

remove this paragraph

#### E. System: Plumbing

- 1. The inspector shall observe and report on:
  - a. The water supply and distribution system, including;
    - (1) Piping, including supports and insulation;
    - (2) Fixtures;
    - (3) Faucets;
  - b. The drain waste and vent system, including;
    - (1) Piping, including supports; and
    - (2) Traps; drain, waste, and vent piping; piping supports and pipe insulation.
  - c. Hot water systems, including;