

**Readopt with amendment Home 601.01, effective 1/23/18 (Document #12463), to read as follows:**

Home 601.01 Purpose and Scope.

(a) The purpose of these standards of practice is to establish a minimum and uniform standard for home inspectors. These standards of practice are intended to provide the public with objective information regarding the condition of the systems and components of the home as inspected at the time of the home inspection.

(b) The rules shall be binding upon every person holding a license issued by the board.

(c) These standards of practice shall be applicable to buildings with 4 or fewer dwelling units, individual residential condominium units, and their attached garages or attached carports.

**(d) These standards shall be applicable to all home inspection services, regardless if the inspection is performed as part of a real estate transaction or not.**

**Readopt with amendment Home 601.01, effective 1/23/18 (Document #12463), to read as follows:**

Home 602.01 Definitions:

(a) “Alarm systems” means warning devices installed or free-standing including but not limited to smoke detectors, carbon monoxide detectors, flue gas, and other spillage detectors, and security equipment.

(b) “Architectural services” means any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract.

(c) “Automatic safety controls” means devices designed and installed to protect systems and components from unsafe conditions.

**(d) “Client” means “client” as defined in RSA 310-A:183, III, namely, “an individual who signs a home inspection agreement in order to have a home inspection performed.”**

~~[(d)]~~**(e)** “Component” means a part of a system.

**(f) “Contract” means the written agreement between the client and home inspector, which spells out the responsibilities and duties of each party and the fee to be paid for the inspection.**

~~[(e)]~~**(g)** “Decorative” means ornamental, not required for the operation of the essential systems and components of a home.

~~[(f)]~~**(h)** “Describe” means to identify, in writing, a system or component by its type or other distinguishing characteristics.

~~[(g)]~~**(i)** “Dismantle” means to take apart or remove any component, device, or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance.

~~[(+)](j)~~ “Engineering” means the application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus building structures, equipment, or apparatus.

**(k) “Fully depreciated” means an item or system that is no longer under the manufacturer’s warranty and is reaching the end of its serviceable life and has no dollar or salvage value and replacement is anticipated.**

**(l) “Functional drainage” means a drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.**

**(m) “Functional flow” means a reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.**

~~[(+)](n)~~ “Further evaluation” means examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home inspection.

~~[(+)](o)~~ “Home inspection” means **“home inspection” as defined in RSA 310-A:183, V, namely, “the process by which a ~~a~~ home inspector visually examines the readily accessible systems and components of a home and which describes those systems and components in accordance with the ~~the~~ board-approved standards of practice and code of ethics.”**

**(p) “Home inspector” means “home inspector” as defined in RSA 310-A:183, VI, namely, “a person who, by reason of professional education or practical experience, or both, is qualified to engage in the practice of home inspections as attested by licensing as a home inspector.”**

~~[(+)](q)~~ “Household appliances” means kitchen, laundry, and similar appliances, whether installed or free-standing.

~~[(+)](r)~~ “Inspect” means to examine any system or component of a building in accordance with Home 600, using normal operating controls and opening readily accessible covers.

~~[(+)](s)~~ “Inspector” means a person hired to examine any system or component of a building in accordance with these standards of practice.]

~~[(+)](t)~~ “Installed” means attached such that removal requires tools.

~~[(+)](u)~~ “Normal operating controls” means devices such as thermostats, switches, or valves intended to be operated by the homeowner.

~~[(+)](v)~~ “Readily accessible” means available for visual inspection without requiring moving of personal property, dismantling, destructive measures, use of a ladder, or any action which will likely involve risk to persons or property.

~~[(+)](w)~~ “Readily accessible panel” means a panel provided for homeowner inspection and maintenance that is readily accessible, within normal reach, can be removed by one person, and is not sealed in place.

~~[(+)](x)~~ “Recreational facilities” means spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment, and associated accessories.

~~[(s)]~~**(x)** “Report” means communicate in writing.

~~[(t)]~~**(v)** “Representative number” means one component per room for multiple similar interior components such as windows and electric receptacles and one component on each side of the building for multiple similar exterior components

~~[(u)]~~**(z)** “Roof drainage systems” means components used to carry water off a roof and away from a building.

**(aa) “Safety hazard” means a condition in a readily accessible installed system or component, which is judged by the inspector to be unsafe, or of significant risk of personal injury during normal day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in the accepted residential construction standards.**

~~[(v)]~~**(ab)** “Siding” means exterior wall covering and cladding; such as: aluminum, asphalt, brick, cement or asbestos, exterior insulation finishing system, stone, stucco, veneer, vinyl, or wood.

~~[(w)]~~**(ac)** “Significantly deficient” means unsafe or not functioning.

~~[(x)]~~**(ad)** “Shut down” means a state in which a system or component cannot be operated by normal operating controls.

~~[(y)]~~**(ae)** “Solid fuel burning appliances” means a hearth and fire chamber or similar prepared place in which a fire may be built and that is built in conjunction with a chimney, or a listed assembly of a fire chamber, its chimney, and related factory-made parts designed for unit assembly without requiring field construction.

~~[(z)]~~**(af)** “Structural component” means a component that supports non-variable forces or weights, dead loads and variable forces or weights, live loads.

~~[(aa)]~~**(ag)** “System” means a combination of interacting or interdependent components, assembled to carry out one or more functions.

~~[(ab)]~~**(ah)** “Technically exhaustive” means an investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means.

~~[(ae)]~~**(ai)** “Under floor crawl space” means the area within the confines of the foundation and between the ground and the underside of the floor.

~~[(ad)]~~**(aj)** “Unsafe” means a condition in a readily accessible, installed system or component that is judged to be a significant risk of bodily injury during normal, day-to-day use caused by damage, deterioration, improper installation, or a change in accepted residential construction standards.

~~[(ae)]~~**(ak)** “Wiring methods” means identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable, or knob and tube.

**Readopt with amendment Home 603, effective 1/23/18 (Document #12463), to read as follows:**

**PART Home 603 REPORT REQUIREMENTS**

Home 603.01 Contract and Report Requirements.

(a) The home inspectors shall use a written or digital contract and provide only the client with a copy of the contract.

(b) The contract or report shall state the home inspection is to be performed in accordance with the New Hampshire standards of practice, Home 600.

(c) The home inspector shall submit a confidential written report only to the client unless expressly authorized by the client or as outlined in the written or digital contract.

~~(d)~~(d) The home inspector shall inspect readily accessible, observable, installed systems and components.

~~(e)~~(e) The home inspector shall report those systems and components inspected that, in the professional opinion of the inspector, are not functioning properly, significantly deficient, unsafe, or near the end of their service lives or fully depreciated.

~~(f)~~(f) The home inspector shall make recommendations to correct, or monitor for future correction, the deficiencies reported in Home 603.01 (b) or items needing further evaluation.

~~(g)~~(g) The home inspector shall report systems and components designated for inspection pursuant to the standards of practice that were present at the time of the home inspection but were not inspected and the reason or reasons they were not inspected.

~~(h)~~(h) These standards of practice shall not limit inspectors from including other inspection services or systems and components in addition to those required in Home 603.01 (a).

~~(i)~~(i) The home inspector shall exclude systems and components from the inspection if requested by the client in writing.

~~(j)~~(j) Home inspectors shall not have to determine methods or materials necessary for corrections.

~~(k)~~(k) Home inspectors shall not project costs of repairs.

Home 603.02 Home Inspection Standards.

(a) When inspecting structural systems the home inspector shall:

(1) Inspect the structural components including the foundation, framing, floor structure, wall structure, ceiling structure, and roof structure;

(2) Inspect a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist; and

(3) Not conduct probing when probing would damage any finished surface or where no deterioration is visible or presumed to exist~~;~~and].

~~[(4) Report the methods used to inspect under floor crawl spaces and attics.]~~

(b) When inspecting the structural systems the home inspector shall describe:

- (1) The **type of** foundation;
- (2) The floor structure;
- (3) The wall structure;
- (4) The ceiling structure; [~~and~~]
- (5) The roof structure[.]; **and**
- (6) The attic structure.**

**(c) The home inspector shall report:**

- (1) The methods used to observe under floor crawl spaces;**
- (2) The methods used to observe attics and roof structures; and**
- (3) The presence or absence of service flooring in the attic.**

(d) The home inspector shall not be required to:

- (1) Walk on the exposed or insulation covered framing members;**
- (2) Enter the attic space if obstructed or if the entry could damage the property or if a dangerous or adverse situation is suspected and reported by the inspector; and**
- (3) Enter the under-floor crawl space if not readily accessible or if a dangerous or adverse situation is suspected and reported by the inspection.**

**(e) If any of the exemptions listed in (d) above are utilized the inspector shall document the reason why.**

~~[(e)]~~**(f)** The home inspector shall not provide any engineering or architectural service or analysis unless qualified pursuant to RSA 310-A:201, IV.

~~[(d)]~~**(g)** When inspecting the exterior the home inspector shall inspect:

- (1) Siding, flashing, and trim **including exterior window and door trim;**
- (2) All exterior doors;
- (3) Attached decks, balconies, stoops, steps, porches, and their associated railings;
- (4) Eaves, soffits, and fascia's where accessible from the ground level; and
- (5) Entryways, walkways, patios, driveways, vegetation, grading, surface drainage, and **attached** retaining walls which are likely to adversely affect the building.

~~[(e)]~~**(h)** When inspecting the exterior the home inspector shall describe the type of siding.

~~[(+)]~~**(i)** The home inspector shall not have to inspect:

- (1) Screening, shutters, awnings, and similar seasonal accessories;
- (2) Fences;
- (3) Geological and soil conditions;
- (4) Recreational facilities;
- (5) Outbuildings or detached structures;
- (6) Seawalls, break-walls, and docks; ~~[and]~~
- (7) Erosion control and earth stabilization measures~~[-]~~; **and**

**(8) Underground utilities, pipes, including gas lines, fuel tanks, buried wires, or conduits.**

~~[(+)]~~**(j)** When inspecting roof systems the home inspector shall inspect:

- (1) Roofing materials;
- (2) Roof drainage systems;
- (3) Flashing; and
- (4) Skylights, ~~[chimney exteriors]~~ **vents, chimney, and other** roof penetrations.

~~[(+)]~~**(k)** When inspecting the roof systems the home inspector shall describe:

- (1) Roofing materials;
- (2) Roof drainage systems; and
- (3) Chimney exteriors.

~~[(+)]~~**(l)** When inspecting the roof system the home inspector shall report the methods used to inspect the roofing.

~~[(+)]~~**(m)** The home inspector shall not have to inspect:

- (1) Antennae;
- (2) Interiors of flues or chimneys on or attached to the roof; and
- (3) Other installed accessories, **including but not limited to solar systems, lighting arrestors, and satellite dishes.**

~~[(+)]~~**(n)** When inspecting the plumbing system the home inspector shall inspect:

- (1) Interior water supply and distribution systems including ~~[all]~~ fixtures, ~~[and]~~ faucets, **functional flow, and operation by running the water;**
- (2) ~~[(D)]~~ **Interior** drain, waste, and vent systems including all **sink, tub, and shower** fixtures **for functional drainage;**
- (3) Water heating equipment and hot water supply system;
- (4) Vent systems;
- (5) Fuel storage and fuel distribution systems within the structure; ~~[and]~~
- (6) ~~[(D)]~~ **Readily accessible** drainage sumps, sump pumps, and related piping~~[-];~~ **and**
- (7) Interior sewer ejector pumps and related piping and venting.**

~~[(H)]~~**(o)** When inspecting the plumbing system the home inspector shall describe:

- (1) Interior water supply and distribution systems;
- (2) Drain, waste and vent systems;
- (3) Water heating equipment and hot water supply system; and
- (4) Fuel storage and distribution systems.

~~[(m)]~~**(p)** When inspecting the plumbing system the home inspector shall report:

- (1) [t]The location of main water [and main fuel] shut-off valve[s-];**
- (2) The location of the main fuel supply shut-off valve; and**
- (3) The presence or absence of a temperature control mixing valve on water heaters and hot water storage tanks.**

~~[(n)]~~**(q)** The home inspector shall not have to inspect:

- (1) Clothes washing machine **or their** connections;
- (2) Interiors of plumbing appliance flues or chimneys;
- (3) Wells, well pumps, or water storage related equipment;
- (4) Water conditioning systems;
- (5) Solar water heating systems;
- (6) Fire and lawn sprinkler systems;
- (7) Private waste disposal and **exterior** sewer ejector systems;~~[-and]~~

(8) Automatic safety controls or manual stop valves~~[-];~~ **and**

**(9) Floor drains.**

~~[(+)]~~**(r)** The home inspector shall not have to determine:

- (1) Whether water supply and waste disposal systems are public or private; and
- (2) Water supply quantity, ~~[or]~~ quality, **or reliability of the water supply or source.**

~~[(+)]~~**(s)** When inspecting the electrical system the home inspector shall inspect:

- (1) Service drop;
- (2) Service entrance conductors, cables, and raceways;
- (3) Service equipment and main disconnects;
- (4) Service grounding;
- (5) Interior components of service panels and sub panels;
- (6) Conductors;
- (7) Overcurrent protection devices; and
- (8) A representative number of installed lighting fixtures, switches, and receptacles.

~~[(+)]~~**(t)** When inspecting the electrical system the home inspector shall describe:

- (1) The amperage and voltage rating of the service;
- (2) The location of main disconnects and sub panels;
- (3) Wiring methods;
- (4) Service grounding; and
- (5) Over current protection devices.

~~[(+)]~~**(u)** When inspecting the electrical system the home inspector shall report:

- (1) Presence of solid conductor aluminum branch circuit wiring;~~[-and]~~
- (2) Absence of smoke detectors and ground fault circuit interrupters~~[-];~~
- (3) Absence of carbon monoxide detectors;**
- (4) Absence of ARC fault circuit interrupters; and**
- (5) Reason for inability to remove service panel covers.**



~~[(\*)]~~**(v)** The home inspector shall not have to inspect:

- (1) Remote control devices;
- (2) Alarm systems and components;
- (3) Low voltage wiring systems and components;
- (4) Ancillary wiring systems and components not a part of the primary electrical power distribution system within the house structure;
- (5) Generators and their control and distribution systems, **including but not limited to interlock switches;**
- (6) The operation of smoke detectors; ~~[and]~~

**(7) The operation of carbon monoxide detectors; and**

~~[(\*)]~~**(8)** Solar equipment and components.

~~[(\*)]~~**(w)** The home inspector shall not measure amperage, voltage, or impedance.

~~[(\*)]~~**(x)** When inspecting the heating system the home inspector shall open readily accessible panels and inspect **using normal operating controls:**

- (1) Installed central heating system;
- (2) Distribution system;
- (3) Vent systems and chimney exteriors; and
- (4) Fuel storage and distribution systems excluding propane tanks.

~~[(\*)]~~**(y)** When inspecting the heating system the home inspector shall describe:

- (1) Installed central heating system;
- (2) Distribution system; and
- (3) Vent systems.

~~[(\*)]~~**(z)** When inspecting the heating system the home inspector shall report:

- (1) ~~[e]~~**E**nergy source or sources~~[-]; and~~
- (2) Any readily accessible evidence of underground fuel oil storage tanks.**

~~[(\*)]~~**(aa)** The home inspector shall not have to inspect:

- (1) Interiors of heat source flues or chimneys;

- (2) Heat exchangers;
- (3) Humidifiers or dehumidifiers;
- (4) Electronic air filters;
- (5) Solar space heating systems;
- (6) Mechanical dampers; and
- (7) Propane tanks~~[-]~~;

**(8) Solar, wind, or exterior components of geothermal systems;**

**(9) Operate heating systems when the conditions adversely affect the operation of the equipment; and**

**(10) The condition of underground storage tanks.**

~~[(+)]~~**(ab)** The home inspector shall not have to determine heat supply adequacy or distribution balance.

~~[(+)]~~**(ac)** When inspecting the air conditioning system the home inspector shall open readily accessible panels to inspect **using normal operating controls**:

- (1) Permanently installed central systems; and
- (2) Distribution systems.

~~[(+)]~~**(ad)** When inspecting the air conditioning system the home inspector shall describe permanently installed central systems.

~~[(+)]~~**(ae)** The home inspector shall not have to:

- (1) Inspect electronic air filters;
- (2) Determine cooling supply adequacy or distribution balance;
- (3) Inspect window or wall mounted air conditioning units; and
- (4) Operate air conditioning systems when the conditions adversely affect the operation of the equipment.

~~[(+)]~~**(af)** When inspecting the interior the home inspector shall inspect:

- (1) Walls, ceilings, and floors;
- (2) Steps, stairways, and railings;
- (3) Countertops and a representative number of installed cabinets;

- (4) Garage doors and garage door operators; and
- (5) A representative number of windows and doors.

~~[(ad)]~~**(ag)** The home inspector shall not have to inspect **or determine**:

- (1) Paint, wallpaper, and other finish treatments;
- (2) Finished floor coverings;
- (3) Window treatments;
- (4) Central vacuum systems;
- (5) Household appliances; and
- (6) Recreational facilities.

~~[(ae)]~~**(ah)** When inspecting the insulation and ventilation the home inspector shall inspect:

- (1) Insulation in unfinished spaces;
- (2) Ventilation of attics and foundation areas; and
- (3) Mechanical ventilation systems.

~~[(af)]~~**(ai)** When inspecting insulation and ventilation the home inspector shall describe:

- (1) Insulation in unfinished spaces; and
- (2) Ventilation of attics and foundation areas.

~~[(ag)]~~**(aj)** When inspecting insulation and ventilation the home inspector shall report the absence of insulation in unfinished spaces at conditioned surfaces.

~~[(ah)]~~**(ak)** The home inspector shall not have to:

- (1) Disturb insulation;
- (2) Identify types of insulation; and
- (3) Inspect air-to-air exchangers or other similar systems.

~~[(ai)]~~**(al)** When inspecting fireplaces the home inspector shall inspect:

- (1) Built-in fireplaces; and
- (2) Chimney exterior and vents.

~~[(aj)]~~**(am)** When inspecting fireplaces the home inspector shall describe built-in fireplaces.

~~[(ak)]~~**(an)** The home inspector shall not have to inspect:

- (1) Interiors of fireplace flues or chimneys;
- (2) Fire screens and doors;
- (3) Seals and gaskets;
- (4) Automatic fuel feed devices;
- (5) Mantles and fireplace surrounds;
- (6) Combustion make-up air devices;
- (7) Heat distribution assists, gravity fed and fan assisted;
- (8) Solid fuel burning appliances; ~~and~~

**(9) Solid fuel burning systems; and**

~~[(9)]~~**(10)** Gas appliances.

~~[(al)]~~**(ao)** The home inspector shall not have to:

- (1) Determine draft characteristics; and
- (2) Move fireplace inserts and stoves or firebox contents.

~~[(am)]~~**(ap)** The home inspector shall not have to determine:

- (1) Conditions of systems or components which are not readily accessible;
- (2) Remaining life expectancy of any system or component;
- (3) Strength, adequacy, effectiveness, or efficiency of any system or component;
- (4) The causes of any condition or deficiency;
- (5) Methods or materials necessary for corrections;
- (6) The suitability of the property for any specialized use;
- (7) Compliance with regulatory requirements including codes, regulations, laws, ordinances, manufacturers installation specifications, and utility company requirements;
- (8) The presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans including molds or mold-like substances;
- (9) The presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air;

(10) The effectiveness of any system installed, or method utilized to control or remove suspected hazardous substances; and

(11) Soil conditions relating to geotechnical or hydrologic specialties.

~~[(an)]~~**(aq)** Home inspectors shall not have to enter:

(1) Any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components; and

(2) Attics and under-floor crawl spaces which are not readily accessible.

~~[(ao)]~~**(ar)** Home inspectors shall not have to inspect:

(1) Underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active;

(2) Items that are not installed;

(3) Installed decorative items;

(4) Items in areas that are not entered in accordance with Home 603.02 (ao) (1);

(5) Detached structures;

(6) Common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing; and

(7) Interiors of multi-unit housing flues, vents, or chimneys.

~~[(ap)]~~**(as)** Home inspectors shall not be required to:

(1) Perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components;

(2) Use a ladder;

(3) Describe or report on any system or component that is not included in these standards and was not inspected;

(4) Move personal property, furniture, equipment, plants, soil, snow, ice, or debris;

(5) Dismantle any system or component, except as explicitly required by Home 600;

(6) Walk on roofs; and

(7) Operate sump pumps.

~~[(aq)]~~**(at)** Home inspectors shall not:

- (1) Report on market value of property or its marketability;
- (2) Report on the advisability or inadvisability of the purchase of the property;
- (3) Offer or perform additional inspectional services such as engineering, architectural, surveying, plumbing, electrical, pest control, or any other inspectional service requiring an occupational license and or registration in New Hampshire unless the inspector holds a valid registration and or occupational license, in which case he or she may inform the client that he or she is so registered or licensed, and is therefore qualified to go beyond this subdivision;
- (4) Estimate or project the cost of repairs or exclude any defects from the report based on their cost of repair;
- (5) Determine or verify property lines;
- (6) Operate any system or component that is shut down or otherwise inoperable;
- (7) Operate any system or component, which does not respond to normal operating controls;
- (8) Predict future conditions and failure of systems or components;
- (9) Project operating costs of systems or components;
- (10) Evaluate acoustical characteristics of any system or component;
- (11) Determine any basement or crawlspace water tightness; ~~[and]~~
- (12) Ignite or turn off any solid or liquid gas fuel burning device~~[-]~~;
- (13) Warranty or certify any component; and**
- (14) Be held liable for the accuracy of third-party information;**

~~[(a)]~~**(au)** The home inspector shall not have to perform any action or make any determination not specifically stated in these standards of practice.

~~[(a)]~~**(av)** Inspections performed in accordance with these standards of practice shall not have to identify concealed conditions, latent defects, or consequential damage or damages.

## APPENDIX

<b>Rule</b>	<b>Specific State Statute the Rule Implements</b>
Home 601.01	RSA 310-A:182; RSA 310-A:184
Home 602.01	RSA 310-A:184
Home 603	RSA 310-A:184