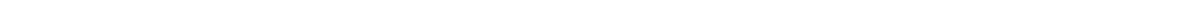


Home Inspection Addendums

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Required Locations for 120 volt GFCI Protected Receptacle Outlets

Effective Date	Swimming Pools	Spas & Hot Tubs	Exterior	Bathrooms	Garage	Hydro Massage Tubs	Boathouses	Kitchen	Unfinished Basement	Crawlspace	Wet Bar	Laundry / Utility
1971	1B		2									
1975	1A		X	X								
1978	1A		3A	X	4							
1981	1A	5A	3A	X	4							
1984	1B	5A	3A	X	4							
1987	1B	5A,B	3A	X	4	5B	X	6A	7A			
1990	1B	5A,B	3A	X	4	5B	X	6A	7B	X		
1993	1B	5A,B	3A	X	4	5B	X	6A	7B	X	8	
1996	1C	5A,B	3B	X	4, 9A	5B	X	6B	7B, C	X	8	
1999	1C	5A,B	3B	X	4, 9B	12A	X	6B	7B, C	X	8	
2002	1C	5A,B	3B	X	4, 9B	12A	X	6B	7B, C	X	8	
2005	1C	5A,B	3B	X	4, 9B	12A	X	6B	7C, D	X	11	11
2008	1D	5A,C	3B	X	X	12B	X	6C	7E	X	11	11

- 1a. All receptacles outlets within 15 feet of the water, in any direction (also see EXTERIOR), NO receptacle outlets within 10 feet of inside of pool walls.
- 1b. All receptacles outlets within 20 feet of the water, in any direction (also see EXTERIOR), NO receptacle outlets within 10 feet of inside of pool walls.
- 1c. All receptacles outlets within 20 feet of the water, in any direction (also see EXTERIOR), NO receptacle outlets within 10 feet of inside of pool walls, except receptacles for pump which must be at least 5 feet from of inside of pool walls.
- 1d. All receptacles outlets within 20 feet of the water, in any direction (also see EXTERIOR), NO receptacle outlets within 6 feet of inside of pool walls, including receptacles for pump.
2. Effective January 1, 1973.
- 3a. Changed to 'with direct grade access to dwelling and outlets' in 1978. Direct grade access was defined in 1987 as 6 feet 6 inches or less above grade.
- 3b. Changed back to ALL dwelling unit exterior outlets in 1996; except an outlet for snow melting equipment IF on a dedicated circuit and NOT readily accessible.
4. All, except outlets not readily accessible (6 feet 8 inches or higher) and outlets for dedicated appliances which are not easily movable (freezer, refrigerator, etc.).
- 5a. Outdoor spa or hot tub - see Swimming Pools.
- 5b. Indoor spa or hot tub, receptacles within 10 feet, receptacles must be at least 5 feet from inside wall of spa.
- 5c. Indoor spa or hot tub, receptacles within 10 feet, NO receptacle outlets within 6 feet of inside of spa or hot tub walls.
- 6a. Outlets within 6 feet of kitchen sink to serve as counter top outlets, outlets not to be installed face up in work surfaces and counter tops.
- 6b. All outlets which serve as counter top outlets, except outlets for refrigerator or freezer.
- 6c. All outlets which serve as counter top outlets.
- 7a. At least one, which must be identified as being GFCI protected.
- 7b. Changed to all receptacles in unfinished basements and crawl spaces, except: laundry, sump pump, refrigerator or freezer.
- 7c. Except where not readily accessible.
- 7d. Changed to all receptacles in unfinished basements, except: laundry appliances, refrigerator or freezer, or permanently installed burglar or fire alarm.
- 7e. Changed to all receptacles in unfinished basements, except permanently installed burglar or fire alarm.
8. Outlets within 6 feet of wet bar sink to serve as counter top outlets, outlets not to be installed face up in work surfaces and counter tops.
- 9a. Unfinished accessory buildings are treated like garage.
- 9b. Accessory buildings that have a floor located at or below grade and not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use.
10. Receptacles within 5 feet.
11. Outlets within 6 feet of sink. * **Starting in 2014 all laundry area outlets and any outlet within 6 feet of any sink, tub, or shower anywhere in the home are required to be GFCI protected.**
- 12a. Outlets serving hydro massage tub. All 125-volt 30 amp and less outlets within 5 feet horizontally from inside walls of hydro massage tub.
- 12b. Outlets serving hydro massage tub. All 125-volt 30 amp and less outlets within 6 feet horizontally from inside walls of hydro massage tub.

It is best to install GFCI protection to meet, the most current code, all wet areas, areas subject to becoming wet, and areas of potential electrical shock.



SUGGESTED ADDITIONAL TOOLS FOR A HOME INSPECTOR

- Coveralls
- Gloves
- Dust Mask/Respirator
- Hardhat
- Kneepads
- Waterproof shoes/boots
- Ladder(s) A ladder for interior use for attic access and a longer ladder for roof access. Multi-function ladders such as the “Little Giant” work well as an all-in-one.
- Voltage Tester (corded)
- Non-Contact Voltage Detector
- Moisture Meter
- Combustible Gas Detector
- Carbon Monoxide Detector
- Utility Knife
- Slip-Joint Pliers
- Adjustable Wrench
- Water Meter/Gas Meter Tool
- Scratch Awl
- First Aid Kit
- Towels
- Small Tarp (to place under ladder when accessing attics)
- Hand Broom & Dustpan
- Slip-on Shoe Covers
- Umbrella (x2 for client use as well)



Sample Questions

Below are questions similar to those on the National Home Inspector Examination. Note that these questions are retired from the National Home Inspector Examination item bank.

1) Which of the following **BEST** describes the report statement shown below?

"The roof is in good condition for its age."

- A. Conclusion
- B. Recommendation
- C. Description
- D. Disclaimer

Answer: A

2) Which of the following conditions would be **LEAST** critical to your client's safety?

- A. A pin hole in the heat exchanger
- B. No handrails on an interior stairway
- C. Lack of a pressure and temperature relief valve on the water heater
- D. A non-reversing garage door opener

Answer: A

3) It is important to maintain a positive grade away from the structure of at **LEAST** _____ inch drop per foot for six feet.

- A. 1/4
- B. 1/2
- C. 3/4
- D. 1

Answer: D

4) The normal **MINIMUM** run for a residential stair tread is:

- A. 7 in.
- B. 8 in.
- C. 9 in.
- D. 11 in.

Answer: C

5) Standard three light electrical testers are **NOT** always reliable because:

- A. Some receptacles only have two prongs
- B. Three light testers sometimes have broken bulbs
- C. Three light testers will not detect multiple wiring problems
- D. Different test device manufactures have different light patterns



State Requirements for Home Inspectors

This listing is current at time of printing. We recommend you check with your state to view up-to-date requirements for Home Inspectors.

State	Licensing Contact Info	Classroom hours	Fieldwork	Additional Requirements	State Exam	National Exam	Notes
Alabama	Alabama Building Commission (334) 242-4082		N/A	Financial assurance requirements		X	Correspondence or on-line Internet training is not accepted
Alaska	Dept. of Commerce (907) 465-5470		N/A	8 Hours CE after 1st year			Correspondence or on-line Internet training is not accepted
Arkansas	AHIB (501) 683-3710	80	N/A	Must register with the Secretary of State.		X	Correspondence or on-line Internet training is not accepted
Arizona	Board of Technical Registration (602) 364-4930	80	30 parallel home inspections for home inspector-in-training license, 100 home inspections for home inspector	14 hours CE in 1st year, 7 hours thereafter		X	Financial assurance requirements
California	CREIA (800) 848-7342		2 ride alongs + Review of 2 fee-paid inspections	Attendance in CREIA meetings		X	No licensing required but CREIA is their main home inspection association (similar to ASHI, NAHI, InterNaACHI). CREIA offers their own education products but does have a small list of education & training providers
Colorado				Not Regulated			
Connecticut	Dept. of Consumer Protection, Licenses Service Division (860) 713-6145	40	Not less than 100 supervised inspections (direct 10 - indirect for the remaining)	14 hours CE 1st year, 7 hours thereafter	X		Correspondence or on-line Internet training is not accepted
Delaware				Not Regulated			
Florida	Dept. of Business and Professional Regulation (850) 487-1395	120	N/A	2 hours of instruction regarding hurricane mitigation training.	X	X	FABI (Florida Association of Building Inspectors). Offers their own course. It is an association only and does not license anyone. The state handles licensing. Florida does require 14 hours of continuing education for inspectors every year.
Georgia				Not Regulated			
Hawaii				Not Regulated			
Idaho				Not Regulated			
Illinois	Office of Banks and Real Estate (217) 785-0800	60	40 hours	12 hours CE	X		Correspondence or on-line Internet training is not accepted. Exam through (EBPH) with additional Illinois specific questions.
Indiana	Indiana Professional Licensing Agency (317) 234-3009	60	Minimum of 12 hours practical	32 Hours CE		X	Liability insurance cover- age of at least \$100,000



State	Licensing Contact Info	Classroom hours	Fieldwork	Additional Requirements	State Exam	National Exam	Notes
Iowa				Not Regulated			
Kansas				Not Regulated			
Kentucky	Office of Housing, Building & Construction (502) 573-0373	64	3 (unpaid) home inspections with satisfactory written reports	28 Hours CE Liability Insurance Required		X	Correspondence or on-line Internet training is not accepted
Louisiana	Louisiana State Board of Home Inspectors (225) 248-1334	90	30 Hours field work	32 Hours CE			Correspondence or on-line Internet training is not accepted
Maine				Not Regulated			
Maryland	Div. of Occupational & Professional Licensing (410) 230-6165	72	Complete at least 100 home inspections for compensation			X	Correspondence or on-line Internet training is not accepted
Massachusetts	Board of Registration of Home Inspectors (617) 727-4459	75	25 fee paid home inspections under the direct supervision of a licensed home inspector	12 Hours CE		X	Correspondence or on-line Internet training is not accepted
Michigan				Not Regulated			
Minnesota				Not Regulated			
Mississippi	Real Estate Commission (601) 932-6770	60	Pre-licensing education hours may include fieldwork as prescribed by the commission	20 Hours CE		X	There is a three-year limitation included for clients seeking to recover damages from an inspection, a reciprocity provision, and a grandfather clause included in the act.
Missouri				Not Regulated			
Montana				Not Regulated			
Nebraska				Not Regulated			
Nevada	Department of Business and Industry, Real Estate Division (775) 687-4280	40 Hours w/ proctored exam	Observation of 25 inspections performed by certified general inspector or an instructor approved by the commission	20 Hours	X		Applicants must submit proof that they have errors and omissions insurance of at least \$100,000 and general liability insurance of at least \$100,000.
New Hampshire	(603) 271-2219	80	N/A	20 Hours CE Bi-annually		X	License Renewal every 2 years.
New Jersey	NJ Home Inspection Advisory Committee (973) 504-6460	140	40 hours of unpaid field based inspections in the presence of a licensed home inspector	40 Hours CE		X	Correspondence or on-line Internet training is not accepted.
New Mexico				Not Regulated			
New York	Dept. of State Division of Licensing Services, (518) 474-4429	140	40 hours of unpaid experience under a New York licensed inspector	24 Hours CE	X	X	Must pass state or national exam
North Carolina	Dept. of Insurance (919) 662-4480	120	80 Hours Field training. Need to have completed 100 home inspections for compensation.	12 Hours CE	X		North Carolina Home Inspector License exam



State	Licensing Contact Info	Classroom hours	Fieldwork	Additional Requirements	State Exam	National Exam	Notes
North Dakota	ND Secretary of State 701-328-2900		N/A			X	Correspondence or on-line internet training is not accepted. 8 eligibility options
Ohio				Not Regulated			
Oklahoma	Department of Health - Occupational Licensing (405) 271-5217	90	N/A	8 Hours CE		X	Renewal of licenses will be granted provided home inspectors attend five hours of continuing education within the preceding 12 months.
Oregon	Construction Contractors Board (503) 378-4621	20	N/A	30 Hours CE CE Continuing Education Units	X		Correspondence or on-line internet training is not accepted. 8 eligibility options. Requirements include but are not limited to: minimum training requirements and pass the ASHI Standards Exam with Oregon amendments.
Pennsylvania	Pennsylvania Bureau of Consumer Protection (717) 787-9707		Not considered a licensed home inspector until they have performed over 100 home inspections.			X	Correspondence or on-line internet training is not accepted. 8 eligibility options. The law establishes that a home inspector shall conduct their inspection in accordance with the standards of practice set forth by a professional home inspection trade association such as American Society of Home Inspectors (ASHI) or the National Association of Home Inspectors (NAHI).
Rhode Island	Rhode Island Contractors Registration Board (401) 222-1268		Engaged as an Associate Home Inspector for no less than one year and have performed not less than 100 paid inspections OR been registered/licensed contractor in good standing in any state for at least 5 years			X	Requirements include but are not limited to: to: pass the National Home Inspector Examination and conduct business according to standards of practice and a code of ethics.
South Carolina	Dept. of Labor, Licensing and Regulation (803) 896-4621		N/A		X		Has a minimum of one year of experience as a home inspector under the supervision of a licensed inspector, and that he has performed a minimum of fifty residential inspections.
South Dakota	(605) 773-3600	40	N/A	24 Hours in specific subjects	X		No person may provide a home inspection for compensation unless registered or licensed in the State of South Dakota.
Tennessee	Home Inspector Licensing Program (615) 253-1743	90	N/A	32 Hours / 2 years	X		The commissioner may issue a license to an applicant who meets the requirements stipulated in the law if the applicant furnishes evidence satisfactory to the commissioner that the applicant



State	Licensing Contact Info	Classroom hours	Fieldwork	Additional Requirements	State Exam	National Exam	Notes
Texas	Texas Real Estate Commission, (512) 459-6544	128	For Apprentice Inspector: min 25 under direct supervision of the same Professional Inspector	16 Hours CE	X		128 core hours with 8 of Texas standards. 3 license levels: Apprentice Inspector, Real Estate Inspector or Professional Inspector. All home inspectors are regulated by the Texas Real Estate Licensing Board. Requirements include but are not limited to: work as an apprentice inspectors under the supervision of a licensed home inspector or classroom education and an approved exam can be substituted.
Utah				Not Regulated			
Vermont				Not Regulated			
Virginia	Virginia Board for Asbestos, Lead, and Home Inspectors (804) 367-8500		N/A			X	35 or 75 hours for exam. The Virginia certification law provides a voluntary certification program for home inspectors in the state. Home inspectors can choose to be certified by the Virginia Board for Asbestos, Lead and Home Inspectors.
Washington	Dept. of Licensing (360) 664-6487	120	40 hours of field training supervised by a Licensed home inspector.	24 Hours CE		X	Exam section specific to WA will be included
West Virginia	West Virginia Fire Marshall (304) 558-2191	80	N/A	Liability Insurance required 16 Hours CE		X	Correspondence or on-line internet training is not accepted. Requirements include but are not limited to: have a high school diploma or equivalent, pass the National Home Inspector Examination (NHIE)
Wisconsin	(608) 266-2112		N/A	20 Hours per year/40 per renewal period	X		Correspondence or on-line internet training is not accepted. All Home Inspectors must be licensed with the Department of Regulation and Licensing. Requirements include but are not limited to: pass an exam modeled after the National Home Inspector Examination (NHIE).
Wyoming				Not Regulated			



NOTES

ACKNOWLEDGEMENT OF THE RISK: I fully recognize that there are dangers and risks to which I and others may be exposed to arising out of the handling and repair of firearms as part of the course of instruction provided by Brighton Education, LLC. The following is a description and examples of specific, significant, non-obvious dangers and risks associated with this activity: falls, electrocution, injury related to a home inspection, and similar injuries. **RELEASE AND WAIVER OF LIABILITY:** I, on behalf of myself, my personal representatives, heirs, executors, administrators, agents, and assigns, **HEREBY RELEASE, WAIVE, DISCHARGE, AND COVENANT NOT TO SUE** the Brighton Education, LLC, including its governing board, directors, officers, employees, agents, volunteers, and any students, hereinafter referred to as "Releasees" for any and all liability, including any and all claims, demands, causes of action (known or unknown), suits, or judgments of any and every kind (including attorneys' fees), arising from any injury, property damage or death that I may suffer as a result of my participating and/or receiving instruction from Brighton Education, LLC in the field of home inspection. **REGARDLESS OF WHETHER THE INJURY, DAMAGE OR DEATH IS CAUSED BY THE RELEASEES.** I further agree that the Releasees are not in any way responsible for any injury or damage that I sustain as a result of my own negligent acts. **INDEMNITY:** I, on behalf of myself, my personal representatives, heirs, executors, administrators, agents, and assigns, agree to hold harmless, defend and indemnify the Releasees from any and all liability, including any and all claims, demands, causes of action (known or unknown), suits, or judgments of any and every kind (including attorneys' fees), arising from any injury, property damage or death that I or any third party may suffer as a result of my participating and/or receiving instruction from Brighton Education, LLC and the handling and repair of firearms as part of such instruction, **REGARDLESS OF WHETHER THE INJURY, DAMAGE OR DEATH IS CAUSED BY THE RELEASEES OR OTHERWISE.**