

# Study Guide for Oregon Home Inspector Certification Test

## I. **STRUCTURE, ROOFING, SITE, EXTERIOR, INTERIOR**

### A. Structure

1. Component Identification and Terminology of Systems
  - a) Identify different foundation, wall, floor and roof framing components.
  - b) Identify different structure types (e.g., masonry vs. frame wall).
  - c) Identify wind load, high water and seismic provision (e.g., shear wall panels, anchoring, brackets, strapping).
  - d) Identify foundation waterproofing and drainage components.
2. Defect Recognition and Analysis
  - a) Recognize causes and importance of foundation and wall cracks.
  - b) Recognize causes and importance of defects of wood framing components (e.g., decay and deflection).
  - c) Recognize wood destroying insects and conducive conditions (e.g., termites and carpenter ants).
  - d) Recognize conditions likely to result in decay and moisture deterioration (e.g. wood and masonry).
  - e) Recognize evidence of movement and settlement in structures (e.g., foundation settlement, structural loads and normal movement).
  - f) Recognize roof and floor truss defects.
  - g) Recognize conditions conducive to the growth of mold.
3. Proper System Operation
  - a) Understand the proper function of foundations, wood structures and masonry units.
  - b) Understand water drainage system operation.
4. Construction Methods and Materials
  - a) Understand wood frame construction methods and sequence, and floor, wall and roof materials.
  - b) Understand purpose of high wind, high water and seismic protection components.
  - c) Understand masonry construction methods, sequence and materials
  - d) Understand waterproofing and drainage methods, sequence and materials

### B. Roofing

1. Component Identification and Terminology
  - a) Identify roof types (e.g., hip, gable, gambrel).
  - b) Identify roof covering.
  - c) Identify components of roof penetrations and flashings.
  - d) Identify roof drainage system components.
2. Defect Recognition and Analysis
  - a) Recognize the signs of deterioration of different roof covering types and their impact on service life.
  - b) Recognize roofing defects that lead to leakage and damage in the structure.
  - c) Recognize common causes and locations of leakage (e.g., installation, wear and maintenance).
  - d) Recognize the distinction between leakage and condensation.
  - e) Recognize the signs of improper roof covering installation.
3. Proper System Operation
  - a) Understand roof drainage.
  - b) Understand the factors that affect the service life of roof covering materials.
  - c) Understand roofing materials and proper application.
4. Construction Methods and Materials
  - a) Understand flashing installation (e.g., chimneys and walls).
  - b) Understand basic installation requirements for each type of roof covering material.

- C. Site
1. Component identification and Terminology
    - a) Identify types and materials of patios, driveways and walkways.
    - b) Identify types of drainage systems.
    - c) Identify site grade and grade at foundation.
    - d) Identify fencing types.
  2. Defect Recognition and Analysis
    - a) Recognize settlement, lifting conditions, tripping hazards, concrete surface damage and their causes.
    - b) Recognize drainage and grading problems that contribute to problems in basements and crawlspace areas.
    - c) Recognize retaining wall failure and water drainage.
    - d) Recognize and distinguish between normal soil behavior and soil conditions that affect the structure.
    - e) Recognize earth to wood proximity.
  3. Proper System Operation
    - a) Understand proper drainage system operation.
    - b) Understand proper function of patios, driveways and walkways.
    - c) Understand site grade and foundation clearance.
    - d) Understand proper function of retaining walls.
  4. Construction Methods and Materials
    - a) Understand installation methods of retaining walls.
    - b) Understand installation methods of patios, driveways and walkways.
    - c) Understand drainage system installation methods and materials.
    - d) Understand site grade and foundation clearance methods.
- D. Exterior
1. Component Identification and Terminology
    - a) Identify different exterior surface materials.
    - b) Identify flashings, trims and attachments.
    - c) Identify paints, sealers and other finish types.
    - d) Identify deck, porch and patio components.
  2. Defect Recognition and Analysis
    - a) Recognize distinction between normal wear and failure of exterior surface materials.
    - b) Recognize deterioration in siding and the causes.
    - c) Recognize exterior trip and fall hazards (e.g., decks, railings).
    - d) Recognize signs of water penetration and conditions related to moisture (e.g., mold).
    - e) Recognize flashing, window and door defects.
  3. Proper System Operation
    - a) Understand how orientation and environmental factors affect exterior materials.
    - b) Understand exterior surface material function.
    - c) Understand flashing, trim and attachment function.
    - d) Understand paint, sealer and other finish function.
    - e) Understand deck, porch and patio function (e.g., span, load).
  4. Construction Methods and Materials
    - a) Understand exterior surface material installation.
    - b) Understand flashing, trim and attachment installation and purpose.
    - c) Understand paint, sealer and finish installation and materials.
    - d) Understand deck, porch and patio installation methods and materials.
- E. Interior
1. Component Identification and Terminology
    - a) Identify waterproof floor surfaces, wall types and finishes, and cabinetry.
    - b) Identify basic window and door types.
    - c) Identify basic structure access, stair construction and egress.
    - d) Identify basic built-in appliances.
    - e) Identify smoke/fire detector/alarm types and function.

2. Defect Recognition and Analysis
  - a) Recognize separation, door type and other issues related to separation of the dwelling from an attached garage or from another dwelling for fire safety.
  - b) Recognize defects in normal operation of doors and windows.
  - c) Recognize potential trip and fall hazards (e.g. railing, guards, steps and stairwells).
  - d) Recognize basic operational defects of built-in appliances.
  - e) Recognize defects in built-in cabinetry.
3. Proper System Operation
  - a) Understand basic characteristics of common interior wall, ceiling, floor and cabinet materials and the basic reasons for surface cracks.
  - b) Understand function of various window and door types
  - c) Understand operation of various smoke/fire detector/alarm types.
  - d) Understand basic characteristics of structure access, stair construction and egress.
  - e) Understand function and operation of built-in appliances.
4. Construction Methods and Materials
  - a) Understand basic installation methods for common floor, wall and ceiling finishes.
  - b) Understand potential for common health hazards caused by lead paint, lead pipes, lead fixtures, radon, asbestos and carbon monoxide.
  - c) Understand installation method for built-in cabinetry.
  - d) Understand installation methods for windows and doors.
  - e) Understand methods used for structure access, stair construction and egress.
  - f) Understand installation methods for built-in appliances.
  - g) Understand installation methods and placement of smoke/fire detector/alarm types.

## **II. HEATING, COOLING, INSULATION, VENTILATION, FIREPLACES AND WOODSTOVES**

- A. Heating
  1. Component Identification and Terminology
    - a) Identify types of heating systems and energy efficiency components (e.g., forced air, radiant, boilers, hydronic).
    - b) Identify different energy sources and fuel tank storage.
    - c) Identify combustion air, vent and chimney systems.
    - d) Identify heat distribution component systems.
    - e) Identify ancillary components (e.g., humidifiers, filters).
    - f) Identify operating controls and automatic safety devices.
    - g) Identify basic components of combustion.
  2. Defect Recognition and Analysis
    - a) Recognize heat exchanger failure.
    - b) Recognize improper venting.
    - c) Recognize improper combustion.
    - d) Recognize improper safety control for burners, fans and pumps.
    - e) Recognize common signs of oil tank presence and potential problems.
    - f) Recognize improper distribution ducting.
  3. Proper System Operation
    - a) Understand normal operation of general heating systems and energy efficiency components.
    - b) Understand normal operation of ancillary components (e.g., filters).
    - c) Understand different energy sources and fuel tank storage.
    - d) Understand basic components of combustion.
    - e) Understand combustion air, vent and chimney systems.
    - f) Understand heat distribution component systems.
    - g) Understand operating controls and automatic safety devices.
  4. Construction Methods and Materials
    - a) Understand hydronic, steam, and forced air heating and energy efficient component installation methods and materials.

- b) Understand heat distribution systems and design methods.
  - c) Understand normal operation of ancillary components (e.g., filters).
  - d) Understand different energy sources and fuel tank storage.
  - e) Understand basic components of combustion.
  - f) Understand combustion air, vent and chimney systems.
  - g) Understand heat distribution component systems.
  - h) Understand operating controls and automatic safety devices.
- B. Cooling and Heat Pumps
1. Component Identification and Terminology
    - a) Identify cooling and heat pump system types and back-up heating systems.
    - b) Identify cooling system and heat pump components.
    - c) Identify condensate and discharge methods.
  2. Defect Recognition and Analysis
    - a) Recognize abnormal operation identified by temperature differences.
    - b) Distinguish cooling and heat pump condensate leaks from other leaks and corrosion.
    - c) Recognize impediments to normal condenser operation and general cooling effectiveness.
    - d) Recognize relationship between the back-up heat source and the primary system.
  3. Proper System Operation
    - a) Understand normal operating temperature range and impact on performance.
    - b) Understand normal operation of cooling and heat pump systems and their relation to back-up heat systems.
    - c) Understand function of cooling system and heat pump components.
    - d) Understand condensate and discharge function.
  4. Construction Methods and Materials
    - a) Understand condensate discharge methods.
    - b) Understand modifications required of a forced air heating system to accommodate central air conditioning.
    - c) Understand cooling system and heat pump installation and materials.
- C. Insulation and Ventilation
1. Component Identification and Terminology
    - a) Identify common insulation types and vapor barriers.
    - b) Identify common means of ventilation of attic and crawl spaces.
    - c) Identify common means of ventilation of living spaces.
  2. Defect Recognition and Analysis
    - a) Recognize signs of condensation
    - b) Recognize signs of inadequate ventilation.
    - c) Recognize signs of inadequate insulation.
  3. Proper System Operation
    - a) Understand basic attic and crawl space ventilation.
    - b) Understand application of venting and vapor barriers relative to climate.
    - c) Understand basic application of insulation types and styles.
    - d) Understand ventilation of living spaces.
  4. Construction Methods and Materials
    - a) Understand proper installation of vapor barriers
    - b) Understand locations within a house where exterior ventilation is needed.
    - c) Understand original insulation levels and retrofit methods.
    - d) Understand principles of insulation and ventilation.
- D. Fireplaces and Wood Stoves
1. Component Identification and Terminology
    - a) Identify masonry and prefabricated fireplace and usage.
    - b) Identify flue components. (e.g., damper, smoke shelf).
    - c) Identify types of fuels used.
  2. Defect Recognition and Analysis
    - a) Recognize improper clearances and other visible safety hazards.
    - b) Recognize evidence of chimney movement.

- c) Recognize problems related to gas fireplaces.
- d) Recognize chimney and flue defects and conditions.
- 3. Proper System Operation
  - a) Understand proper operation of fireplaces.
  - b) Understand limitation of chimneys, wood stove and insert inspections.
- 4. Construction Methods and Materials
  - a) Understand fireplace installation methods.
  - b) Understand wood stove installation methods.
  - c) Understand chimney size and height implications.

### III. **ELECTRICAL**

#### A. Electrical

- 1. Component Identification and Terminology
  - a) Identify components in service and grounding systems.
  - b) Identify distribution system components.
  - c) Identify service voltage, phase and amperage.
  - d) Distinguish between wiring materials and their uses (e.g., copper, aluminum).
  - e) Distinguish different wiring methods and cable types.
  - f) Identify over-current protection devices and uses (e.g., fuses, circuit breakers).
  - g) Identify ground fault protection types and uses.
- 2. Defect Recognition and Analysis
  - a) Recognize signs of electrical component overheating, overloading and damage.
  - b) Recognize improper branch circuit installation and modification.
  - c) Recognize improper aluminum wiring.
  - d) Recognize improper receptacle and wiring connections.
  - e) Recognize improper conditions related to damp or wet locations (e.g., GFCI).
  - f) Recognize improper service grounding conditions.
  - g) Recognize improper overhead service conductor clearances and insufficient protection.
- 3. Proper system operation
  - a) Understand how GFCI's function
  - b) Understand how neutral and grounding systems function.
  - c) Understand how outlet and switch systems function.
  - d) Identify basic electrical theory (e.g., Ohm's law).
- 4. Construction Methods and Materials
  - a) Understand relationship of conductor sizes to over current protection device sizes.
  - b) Understand grounding and bonding.

### IV. **PLUMBING**

#### A. Plumbing

- 1. Component Identification and Terminology
  - a) Identify components of supply and drain systems, and vents, septic, wells and sump pumps.
  - b) Distinguish different pipe materials used in supply, drainage, fuel and heating pipes.
  - c) Distinguish different types of traps and vents.
  - d) Identify different plumbing fixtures (e.g., sinks, faucets, toilets, showers).
  - e) Identify water heater types.
  - f) Identify components and automatic safety devices (e.g., water heat pressure relief, check valves, mixing valves).
  - g) Identify waterproofing (e.g., tile).
- 2. Defect Recognition and Analysis
  - a) Recognize conditions which may result in contamination of potable water supply.
  - b) Recognize improper trap and vent installation.

- c) Recognize corrosion related to dissimilar metals (e.g., copper to galvanized steel).
  - d) Recognize piping deterioration (e.g., rusted or broken piping).
  - e) Recognize water heater safety and installation defects.
  - f) Recognize improper installation of plumbing component and adequacy.
  - g) Recognize failure in weather proofing materials.
  - h) Recognize conditions related to plugging, back-ups or slow drains.
3. Proper System Operation
- a) Understand the role of vents in preserving trap seals and the need for a seal.
  - b) Understand how pipes are incorporated into the electrical grounding and bonding systems.
  - c) Understand operation of sump pumps, dry wells, foundation drains and drainage.
  - d) Understand basic components and operations of wells.
  - e) Understand basic components and operation of septic systems.
  - f) Understand how and where water damage can be related to plumbing.
4. Construction Methods and Materials
- a) Understand shower and tub design requirements for water resistance.
  - b) Understand operation principles of different types of water heaters.
  - c) Understand proper gas and oil pipe installation.
  - d) Understand installation of sump pumps, dry wells, foundation drains and drainage.

**V. CONTRACTS, REPORTS, STANDARDS, DEFINITIONS, ENFORCEMENT AND OTHER REQUIREMENTS**

- A. Contracts, Reports, Standards, Definitions, Enforcement and Other Requirements
  - 1. Understand requirements of ORS 701 (statutes) and OAR 812, Division 8 (rules). Both are part of this packet.

The Study Guide for Oregon's home inspector certification test is adopted from the American Society of Home Inspectors (ASHI) Study Guide for Membership Examination with Oregon amendments. The Construction Contractors Board gratefully acknowledges the assistance of ASHI in developing its Study Guide.

# Home Inspector Certification Test

## Sample Questions

The following sample questions are similar to those used in the different sections of the Home Inspector Certification Test. These tests are mostly multiple choice with some true/false. Some questions may have more than one correct choice listed. You must select the choice which is more correct or more often correct than the other choices available.

### A. Structure, roofing, site, exterior, and interior

1. Large cracks in foundation walls \_\_\_\_\_.
  - (A) are generally of no particular concern
  - (B) are easily repaired
  - (C) should be evaluated by a structural or soils engineer
  - (D) usually repaired by filling with an approved mortar
  - (E) are usually benign
2. Wood decay usually is \_\_\_\_\_.
  - (A) of no particular concern as most houses have some
  - (B) caused by termites
  - (C) caused by carpenter ants
  - (D) caused by exposure to excessive moisture
  - (E) caused by poor maintenance by the building owner

### B. Heating, cooling, insulation, ventilation, fireplaces, and wood stoves

3. The normally acceptable temperature differential range on a residential air conditioning system is \_\_\_\_\_/\_\_\_\_\_ degrees.
  - (A) 10/20
  - (B) 12/24
  - (C) 14/22
  - (D) 15/18
  - (E) 15/30
4. What kind of safety control device(s) should be found on all domestic water heaters?
  - (A) Pressure relief valve
  - (B) Pressure reducing valve
  - (C) Backflow preventer
  - (D) Temperature/pressure relief valve discharge pipe
  - (E) A flue or chimney connector

### C. Electrical

5. Working space in rooms containing electrical equipment shall not be used for \_\_\_\_\_.
  - (A) testing purposes
  - (B) storage
  - (C) inspection
  - (D) maintenance
  - (E) servicing
6. Electrical amperage refers to \_\_\_\_\_.
  - (A) electrical pressure
  - (B) resistance to flow of electrons in a conductor
  - (C) electrical cycles per second
  - (D) the rate of flow of electrons in a conductor
  - (E) the unit of measurement of electrical power

#### **D. Plumbing**

7. In a bathroom, water damage is most likely to be seen at \_\_\_\_\_.
- (A) tub/shower tile wall at fixtures
  - (B) at a fiberglass shower pan
  - (C) ceiling over toilet
  - (D) above the shower head
  - (E) at the ceiling over the shower
8. When checking a toilet you should check for \_\_\_\_\_.
- (A) proper water pressure of 5 gpm
  - (B) modern 3.5 gallon tank
  - (C) all brass fittings
  - (D) the appropriate leg room
  - (E) water damage at floor

#### **E. Contracts, reports, and standards**

9. According to Oregon standards, a certified home inspector is required to observe:
- (A) storm windows
  - (B) presence of safety glazing in doors and windows
  - (C) geological conditions
  - (D) B & C
  - (E) None of the above
10. The Oregon certified home inspector is not required to describe insulation in unfinished spaces.
- (A) TRUE
  - (B) FALSE

Answers:

1. C; 2. D; 3. C; 4. D; 5. B; 6. D; 7. A; 8. E; 9. E; 10. B.

# OREGON REVISED STATUTES

## HOME INSPECTORS

**701.350 Home inspectors; certification; rules; fees; exemption.** (1) An individual may not undertake, offer to undertake or submit a bid to do work as a home inspector unless the individual is certified as a home inspector under this section by the Construction Contractors Board and is an owner of, or employed by, a business that is licensed by the board.

(2) A business may not undertake, offer to undertake or submit a bid to do work as a home inspector unless the business is licensed by the board under this chapter and has an owner or an employee who is certified as a home inspector under this section.

(3) The board shall adopt minimum standards of practice and professional conduct.

(4) The board shall require that an applicant for certification as a home inspector pass a test demonstrating the competency of the applicant to act as a home inspector. The board may adopt rules accepting the results of competency testing by a nationally recognized certification program for home inspectors. The board may adopt rules establishing additional requirements for the issuance or renewal of a home inspector certificate, including but not limited to training and continuing education requirements.

(5) The board shall adopt rules establishing procedures for the issuance, renewal and revocation of home inspector certification.

(6) The board may adopt rules establishing fees necessary for the administration of this section. The fees may not exceed the following:

(a) \$50 for application.

(b) \$50 for testing.

(c) \$150 for issuance of an initial two-year certificate.

(d) \$150 for renewal of a two-year certificate.

(7) This section does not apply to a person acting within the scope of a license, certificate or registration issued to the person by the Appraiser Certification and Licensure Board under ORS chapter 674.

[1997 c.814 §§3,3a; 1997 c.690 §6; 1999 c.402 §39; 2001 c.196 §10; 2005 c.114 §14; 2005 c.254 §13; 2005 c.432 §15a; 2007 c.222 §1]

**Note:** Section 3b, chapter 814, Oregon Laws 1997, provides:

**Sec. 3b.** The requirements of section 3 of this Act [701.350 (1) and (2)] shall not apply to a person registered each year as a general contractor under ORS chapter 701 during the period from January 1, 1991, through the effective date of this Act [August 11, 1997]. [1997 c.814 §3b]

**701.355 Home inspector undertaking repair work on inspected structure.** A business licensed as a contractor under this chapter and providing home inspector services by a home inspector certified under ORS 701.350 may not undertake, offer to undertake or offer to submit a bid to undertake work to repair a structure inspected by an owner or employee of the business within the 12 months following the inspection.

[1997 c.814 §7; 2001 c.196 §11; 2005 c.432 §16]

## DIVISION 8

### CERTIFICATION OF INDIVIDUALS AND LICENSING OF BUSINESSES ENGAGED IN HOME INSPECTIONS May 1, 2011

#### 812-008-0000

##### Authority, Purpose, Scope

(1) Authority. These rules are promulgated in accordance with and under the authority of ORS chapter 701.

(2) Purpose.

(a) The purpose of these rules is to create a program to certify home inspectors.

(b) These rules prescribe the requirements for certification and practices of individuals, and licensing of businesses engaged in home inspections.

(c) These rules cover businesses and all individuals who offer to undertake, submit a bid to undertake or undertake a home inspection.

(3) Scope.

(a) These rules are limited to the establishment of certification for individuals and licensing of businesses that offer to undertake, submit a bid to undertake or undertake certified home inspections.

(b) These rules prescribe the requirements for, and the manner of certifying applicants to be Oregon certified home inspectors and the licensing of businesses employing these individuals, to assure the protection of consumers.

(c) These rules establish prescribed fees to the extent necessary to defray costs of those activities prescribed herein.

Stat. Auth.: ORS 670.310, 701.235, 701.350 & 701.355.

Stats. Implemented: ORS 701.350 & 701.355

(2/98, 6/00)

#### 812-008-0020

##### Definitions

The following definitions apply to Division 8 of OAR chapter 812:

(1) "Administrator" means the Administrator of the agency.

(2) "Agency" means the Oregon Construction Contractors Board.

(3) "Automatic safety controls" means the devices designed and installed to protect systems and components from excessively high or low pressures and temperatures, excessive electrical current, loss of water, loss of ignition, fuel, leaks, fire, freezing, or other unsafe conditions.

(4) "Central air conditioning" means a system that uses ducts to distribute cooled and/or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and that is not plugged into an electrical convenience outlet.

(5) "Certified individual" means an individual who successfully passes a test accredited by the agency, completes the education required for renewal, and satisfies any other requirements established by OAR chapter 812.

(6) "Component" means a readily accessible and observable aspect of a system, such as a floor, or wall, but not individual pieces such as boards or nails where many similar pieces make up the component.

(7) "Conspicuous" as used in these regulations shall mean a term or clause is conspicuous when it is so written that a reasonable person against whom it is to operate ought to have noticed it. A printed heading in capitals (as: NONNEGOTIABLE BILL OF LADING) is conspicuous. Language in the body of a form is "conspicuous" if it is in larger or other contrasting type or color. But in a telegram any stated term is "conspicuous." Whether a term or clause is "conspicuous" or not is for decision by the court.

(8) "Cross connection" means any physical connection or arrangement between potable water and any source of contamination.

(9) "Dangerous or adverse situations" means situations that pose a threat of injury to the Oregon certified home inspector, or damage to the property.

(10) "Describe" means report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components or system used for the same purpose.

(11) "Dismantle" means to take apart or remove any component, device or piece of equipment that is bolted, screwed or fastened by other means and that would not be dismantled by a homeowner in the course of normal household maintenance.

(12) "Enter" means to go into an area and observe all visible components.

(13) "Functional drainage" means a drain is functional when it empties in a reasonable amount of time.

(14) "Functional flow" means a reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

(15) "Home inspection" means an inspection of more than one inspection category as set forth in 812-008-0205 through 812-008-0214. A home inspection is not a re-inspection of isolated repairs made as part of a real estate transaction.

(16) "Installed" means attached or connected such that the installed item requires tools for removal.

(17) "Normal operating controls" means homeowner-operated devices such as but not limited to thermostat, wall switch, or safety switch.

(18) "Observe" means the act of making a visual examination.

(19) "On-site water supply quality" means water quality based on the bacterial, chemical, mineral, and solids content of the water.

(20) "On-site water supply quantity" means the water quantity based on the rate of flow of water.

(21) "Operate" means to cause systems or equipment to function.

(22) "Oregon certified home inspector" means a person certified pursuant to chapter 814, 1997 Oregon Laws and OAR chapter 812.

(23) "Readily accessible panel" means a panel provided for homeowner inspection and maintenance that has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person; and its edges and fasteners are not painted into place. This definition is limited to those panels within normal reach or from a four-foot stepladder, and that are not blocked by stored items, furniture, or building components.

(24) "Representative number" for multiple identical components such as windows and electrical outlets means one such component per room; for multiple identical exterior components, one such component on each side of the building.

(25) "Roof drainage systems" means gutters, downspouts, leaders, splash blocks, and similar components used to carry water off a roof and away from a building.

(26) "Shut down" means a piece of equipment or a system is shut down when it cannot be operated by the device or control that a homeowner should normally use to operate it or detached from a plug source. If its safety switch or circuit is in the "off" position, or its fuse is missing or blown, the inspector is not required to reestablish the circuit for the purpose of operating the equipment or system.

(27) "Solid fuel heating device" means any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, wood stoves (room heaters), central furnaces, and combinations of these devices.

(28) "Structural component" means a component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

(29) "System" means a combination of interacting or interdependent components, assembled to carry out one or more functions.

(30) "Technically exhaustive" means an inspection involving the extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

(31) "Test" means a test administered by the agency.

(32) "Underfloor crawl space" means the area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.

Stat. Auth.: ORS 670.310, 701.235, 701.350 & 701.355

Stats. Implemented: ORS 701.350 & 701.355

(2/98, 12/04, 6/06)

## **812-008-0030**

### **Certification and License Required**

(1) Except as provided in ORS 701.350(1) and section (3) of this rule, no individual shall undertake, offer to undertake or submit a bid to do work as an Oregon certified home inspector without first receiving certification to do same from the agency and without being an owner or employee of a business that is licensed with the agency.

(2) Except as provided in ORS 701.350(2) and section (3) of this rule, no business shall undertake, offer to undertake or submit a bid to do work as an Oregon certified home inspector without first becoming licensed with the agency as a residential general contractor or residential specialty contractor, and without having an owner or employee who is an Oregon certified home inspector by the agency.

(3) No person, including persons listed in section (3)(b) of chapter 814, 1997 Oregon Laws as being exempt from ORS 701.350(1) and (2), shall use the title Oregon certified home inspector without receiving such certification from the agency.

(4) Certified individuals and licensed business undertaking certified home inspections shall comply with the standards of practice for undertaking certified home inspections as prescribed in these rules.

(5) All certificates to undertake home inspections are renewable upon meeting all requirements, including continuing education, as established by OAR chapter 812.

Stat. Auth.: ORS 670.310, 701.235, 701.350 & 701.355

Stats. Implemented: ORS 701.081, 701.084, 701.350 & 355

(2/98, 10/98, temp. 6/99, 9/99, 6/00, 5/02, 2/08)

## **812-008-0040**

### **Application Requirements and Eligibility Requirements**

(1) An individual must submit the following to qualify for certification:

(a) An application on a form provided by the agency;

(b) The fee established in OAR 812-008-0110;

(c) If applicable, CCB number and name of employing licensee;

(d) Proof of minimum of 20 education points as set forth in sections (3) and (4) of this rule; and

(e) Evidence of successful passage of agency's test.

(2) A business must do the following to qualify for a license:

(a) Become licensed with the agency as a residential general contractor or residential specialty contractor;

(b) Have as an owner or employee one or more individuals who have obtained a certificate from the agency to undertake certified home inspections;

(c) Submit an application on a form prescribed by the agency; and

(d) Submit the fee as prescribed in OAR chapter 812.

(3) In order to qualify to take the test, an applicant must provide the agency with acceptable documentation that the applicant has accumulated a minimum of 20 education points from the following choices:

(a) Ten points for a completed, 3-credit hour minimum class with a passing grade in home inspection at an accredited college or university, (10 points maximum).

(b) One point for each completed 3-hour minimum class with a passing grade in construction, remodeling, engineering, architecture, building design, building technology, or real estate at an accredited college or university, (10 points maximum).

(c) One point for each completed "ride-along" inspection performed under the direct supervision of an Oregon certified home inspector, (10 points maximum).

(d) One point for each completed 3-hour minimum class with a passing grade in approved subject areas in OAR 812-008-0074(1) by approved education providers under 812-008-0074(2) that are not colleges or universities, (10 points maximum).

(4) The applicant may substitute the following experiences for all or part of the education requirements in OAR 812-008-0040(3):

(a) Four points for each completed 12 months legally working as a home inspector in Oregon or another state or country (16 points maximum).

(b) Two points for each completed 12 months working or teaching at an accredited college or university, trade school or private business for monetary compensation in construction, remodeling, engineering, architecture, building design, building technology, real estate, or building inspections (16 points maximum).

(c) One-half point for each letter of recommendation from an Oregon-certified home inspector (4 points maximum).

(d) One point for each building codes certification issued by a government agency (5 points maximum).

Stat. Auth.: ORS 670.310, 701.235, 701.350 & 701.355

Stats. Implemented: ORS 701.081, 701.084, 701.350 & 701.355

(2/98, 5/99, temp. 6/99, 2/00, 6/00, 8/00, temp. 10/00, 12/00, 4/01, 9/01, temp. 10/01, 5/02, 12/06, 12/07, 2/08)

## **812-008-0050**

### **Testing Requirements**

(1) The agency shall provide a written test for certification of individuals.

(2) The test shall be divided into five sections and weighted as follows:

- (a) 20 percent: Structure, roofing, site, exterior, and interior.
  - (b) 20 percent: Heating, cooling, insulation, ventilation, fireplaces and wood stoves.
  - (c) 20 percent: Electrical.
  - (d) 20 percent: Plumbing.
  - (e) 20 percent: Contracts, reports and standards.
  - (3) To be certified, applicants must successfully pass the test.
  - (4) Applicants shall schedule an appointment with the agency, or designated proctors throughout the state, to take the test after receipt of a letter of authorization from the agency and payment of the fee prescribed in Division 8.
  - (5) The passing score shall be 75 percent or higher based on 100 percent possible.
  - (6) Applicants shall score 75 percent or higher on each of five sections of the test.
  - (7) Applicants shall not take the same test version on consecutive attempts.
  - (8) The agency will notify applicants by mail of their test scores on each section of the test.
  - (9) Applicants who fail one or more sections of the test need not retake test sections already passed except as provided in (10) below.
  - (10) Applicants shall pass all sections of the test within one year of the date the person first took the test or retake all sections of the test.
  - (11) Applicants shall complete the certification process within one year from the date the person passed all sections of the test or retake the entire test.
  - (12) Applicants shall show picture identification before taking the test.
  - (13) Applicants shall not be accompanied by another individual while taking the test unless it is a translator.
  - (14) Applicants needing a translator shall pay for translator.
  - (15) Applicants taking the test shall not leave the testing room.
  - (16) Applicants shall not retain notes or other materials during the test.
  - (17) Applicants who attempt and fail the first test may take all subsequent tests in no less than 30 days.
  - (18) Applicants shall not review test questions or answer sheets.
- Stat. Auth.: ORS 670.310, 701.235 & 701.350  
 Stats. Implemented: ORS 701.350 & 701.355  
 (2/98, 4/98, 10/98, 9/99, 9/01, 6/03, 2/04, 3/06)

### **812-008-0060**

#### **Certification Issuance**

- (1) The effective date of the certificate will be the date applicant meets all agency requirements, including but not limited the receipt of the fee required under OAR 812-008-0110 (4).
  - (2) A unique certification number will be assigned to each certificate.
  - (3) All certificates shall be issued in the name of the individual who passed the test.
  - (4) An application for certification may be withdrawn upon receipt of a written request to the agency at any time prior to the issuance of the certification.
  - (5) When granted, the certificate shall be mailed to the applicant.
  - (6) If denied, the agency shall state, in writing, the reasons for denial.
  - (7) A certificate shall be non-transferable and shall be effective for two years from date of issue.
- Stat. Auth.: ORS 670.310, 701.235 & 701.350  
 Stats. Implemented: ORS 701.350 & 701.355  
 (2/98, 8/00, 6/03, 12/07)

### **812-008-0065**

#### **Mailing and E-Mail Address Changes**

- (1) Certified home inspectors shall notify the board of any change in mailing or e-mail addresses while certified and for one year following the certification expiration date. Such persons must notify the board within 10 days after changing an address.
  - (2) No charge will be made for a mailing or e-mail address change to the board's records.
- Stat. Auth.: ORS 670.310 & 701.235  
 Stats. Implemented: ORS 701.117 & 701.350  
 (4/11 (eff. 5/1/11))

### **812-008-0070**

#### **Requirements for Renewal of Certification**

(1) An Oregon certified home inspector shall submit the following to the agency for renewal of certification:

(a) A properly completed renewal application on an agency form; and  
(b) The renewal fee as required under OAR 812-008-0110; and  
(c) Copies of completion certificates or other proof of completion listing no less than 30 continuing education units (CEUs) completed by the Oregon certified home inspector during the two years immediately preceding the expiration date of the certification for which renewal is sought.

(2) If, during the two years immediately preceding the expiration date of the certification, an Oregon certified home inspector served on active duty in the United States armed forces, including but not limited to mobilization or deployment, the continuing education requirement is waived for that two-year period.

Stat. Auth.: ORS 670.310, 701.235 & 701.350

Stats. Implemented: ORS 701.350 & 701.355

(6/99, 9/01, 3/03, 12/04, 1/06, 12/07, 11/09 (eff. 1/1/10), 2/11 eff. 3/1/11)

## **812-008-0072**

### **Approved Continuing Education Units**

The following continuing education units (CEUs) are approved:

(1) One CEU for each completed clock hour of instruction of approved subject matter in OAR 812-008-0074(1) given by the following:

(a) Education providers approved under OAR 812-008-0074(3).

(b) Accredited colleges or universities.

(c) Federal, state or local government agencies.

(d) Education providers approved or accredited by federal, state or local government agencies.

(2) One CEU for accompanying a plumbing, electrical, or heating and air conditioning contractor who is licensed with the Building Codes Division, on a repair or maintenance job that lasts a minimum of four hours. No more than one CEU shall be granted in each of the three areas per two-year renewal period for a total of three CEUs.

(3) One CEU for each year completed for serving as an officer of an Oregon or national home inspector professional trade association.

(4) One CEU for each Home Inspector Advisory Committee meeting attended as a Construction Contractors Board Home Inspector Advisory Committee member.

Stat. Auth.: ORS 670.310, 701.235 & 701.350

Stats. Implemented: ORS 701.350 & 701.355

(6/99, 9/99, 2/00, 8/00, 11/02, 6/03, 1/06, 12/06, 2/11 eff. 3/1/11)

## **812-008-0074**

### **Approved Course Subjects and Education Providers**

(1) The following subject areas are approved for continuing education units: Report writing, communication skills, business practices, legal issues, ethics, home inspector study guide items, building codes, construction, renovation, lead-based paint and home inspector standards of practice.

(2) If applicable, a foreign company applying to be an education provider must be authorized by the Oregon Corporation Division to do business in Oregon. All education provider applicants must register their assumed business name(s) used in Oregon with the Oregon Corporation Division.

(3) Education provider applicants shall complete an application form prescribed by the agency that shall include but is not limited to the following information:

(a) Evidence that the education provider applicant complies with section (2) of this rule.

(b) An outline that demonstrates the goals and objectives of the education program are appropriate for Oregon Home Inspectors;

(c) Certification that the courses intended for Oregon Home Inspectors are in the approved subject matter stated in OAR 812-008-0074(1).

(d) Certification that the instructors are qualified and have:

(A) Experience in subject matter.

(B) Licenses, certificates, and/or degrees in subject matter.

(C) Background in training or adult education; and

(D) Knowledge of home inspection industry.

(e) Certification that the criteria used by the education provider to approve and evaluate instructors and courses are stringent and ongoing.

(4) Education providers offering continuing education units as defined in 812-008-0072(1)(a) shall provide completion certificates to course attendees within 30 days from the date of course completion. Course completion certificates shall include but are not limited to the following:

- (a) Education provider's name;
- (b) Attendee's name;
- (c) Date of course;
- (d) Subject areas covered in course;
- (e) Number of clock hours or continuing education units; and
- (f) Signature of education program designee.

(5) The agency may terminate a provider's program if they do not meet the agency's approved criteria.

Stat. Auth.: ORS 670.310, 701.235 & 701.350

Stats. Implemented: ORS 701.350 & 701.355

(9/99, 6/03, 5/06, 12/06, 8/10 eff. 9/1/10, 12/10 eff. 1/1/11, 2/11 eff. 3/1/11)

### **812-008-0076**

#### **Certification Renewal Term, Effective Date**

(1) Certification renewal shall be effective on the day following the expiration date of the certification for which renewal is sought if an Oregon certified home inspector fulfills all requirements of OAR 812-008-0070 on or before the expiration date.

(2) If an Oregon certified home inspector fails to fulfill all requirements of OAR 812-008-0070 on or before the expiration date of the certification for which renewal is sought, but fulfills all such requirements at a future date, certification renewal shall be effective on the day all requirements for renewal are completed. However, during the period from the expiration date of the certification for which renewal is sought and the date upon which all requirements of OAR 812-008-0070 are fulfilled, the certification of the individual formerly an Oregon certified home inspector is not in effect, and the prohibition of OAR 812-008-0030(1) applies.

(3) An applicant for renewal shall fulfill all requirements of OAR 812-008-0070 when applicant's previous certification has expired for two years or less.

(4) An applicant for renewal shall fulfill all requirements of OAR 812-008-0040 when applicant's previous certification has expired for more than two years. Each time an applicant completes the requirements of OAR 812-008-0040, applicant will be issued a new certification number.

Stat. Auth.: ORS 670.310, 701.235, 701.350 & 701.355

Stats. Implemented: ORS 701.350 & 701.355

(6/99, 3/02)

### **812-008-0077**

#### **Certification Cards**

(1) The agency shall issue a certification and pocket card effective on the date on which the certification becomes effective under OAR 812-008-0060 or 812-008-0076.

(2) A certification and pocket card is valid for the term for which it is issued.

(3) If a certification becomes invalid, the agency may require the return of the certification and pocket card.

(4) There is no charge for the original certification and pocket card issued by the agency.

(5) There is a \$10 fee to replace a certification and pocket card.

Stat. Auth.: ORS 670.310 & 701.235

Stats. Implemented: ORS 192.440(4)(a), 701.063, 701.238

(4/11 (eff. 5/1/11))

[812-008-0078 repealed January 26, 2006]

[812-008-0080 amended and renumbered to 812-008-0200-0214, 8/05, effective 1/1/06]

### **812-008-0090**

#### **Revocation of Certification**

The Construction Contractors Board may revoke the certificate of an Oregon certified home inspector or the license of a business that performs work as a home inspector for failure of the Oregon certified home inspector to:

(1) Comply with one or more of the "Standards of Practice" set forth in OAR 812-008-0202 through 812-008-0214.

(2) Comply with one or more of the "Standards of Behavior" set forth in OAR 812-008-0201.

Stat. Auth.: ORS 670.310, 701.235, 701.350 & 701.355

Stats. Implemented: ORS 701.350 & 701.355

(2/98, 6/99, 6/00, 3/06, 12/09 (eff. 1/1/2010))

### **812-008-0110**

#### **Prescribed Fees**

The following prescribed fees are established:

- (1) Application to become certified, \$50.
- (2) Test, first attempt, \$50.
- (3) Test, each sitting to retake one or more sections, \$25.
- (4) Initial two-year Certification, \$150.
- (5) Certification renewal (two years), \$150.
- (6) Refunds:

(a) The agency shall not refund fees or civil penalties overpaid by an amount of \$20 or less unless requested by the payer in writing within three years after the date payment is received by the agency, as provided by ORS 293.445.

(b) Except as set forth in subsection (6)(c) of this rule, all fees are non-refundable and nontransferable.

(c) When an applicant withdraws their application for a certification or a certification renewal prior to issuance of a certification or certification renewal, or fails to complete the certification process, the agency may refund the certification fee but shall retain a processing fee of \$40.

(d) If the agency receives payment of any fees or penalty by check and the check is returned to the agency as an NSF check, the payer of the fees will be assessed an NSF charge of \$25 in addition to the required payment of the fees or penalty.

(7)(a) Any certified home inspector in the United States armed forces need not pay a renewal fee if such fee would be due during the certified home inspector's active duty service.

(b) A certified home inspector in the United States armed forces shall pay the next license renewal fee that will become due after the certified home inspector is discharged from active duty service.

(c) The agency may request that the certified home inspector provide documentation of active duty status and of discharge.

Stat. Auth.: ORS 293.445, 670.310, 701.235 & 701.350

Stats. Implemented: ORS 293.445, 701.350 & 701.355

(2/98, 6/99, 9/01, temp. 1/03, 6/03, 12/04, 12/05, 12/07, 11/09 (eff. 1/1/10))

### **812-008-0200**

#### **Standards of Behavior and Standards of Practice**

OAR 812-008-0201 sets forth the standards of behavior of Oregon certified home inspectors. OAR 812-008-0202 through 812-008-0214 of this rule set forth the minimum standards of practice required by Oregon certified home inspector.

Stat. Auth.: ORS 670.310, 701.235, 701.350 & 701.355

Stats. Implemented: ORS 701.350 & 701.355

(2/98, 10/98, 2/00, 6/00, 8/00, 9/01, 6/02, 8/05)

(Amended and renumbered from 812-008-0080, 8/05)

### **812-008-0201**

#### **Standards of Behavior**

(1) An Oregon certified home inspector shall not:

(a) Engage in dishonest or fraudulent conduct or undertake activities that are injurious to the welfare of the public, which result in injury or damage to another person.

(b) Disclose any information about the results of an inspection without the approval of the client for whom the inspection was undertaken-

(c) Accept compensation or any other consideration from more than one interested party for the same service without the consent of all interested parties.

(d) Directly or indirectly compensate realty agents, or other parties having a financial interest in closing or settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers or similar arrangements. This paragraph is not intended to prohibit any discount, credit or add-on service made directly to an inspector's client.

(e) Accept financial or other consideration, such as material or equipment, from suppliers for suggesting the use of, or promoting a specific product in the course of performing an inspection.

(f) Accept compensation, directly or indirectly, for recommending contractors, services, or products to inspection clients or other parties having an interest in inspected properties.

(g) Inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.

(h) Express, within the context of an inspection, an appraisal or opinion of the market value of the inspected property.

(i) Allow his or her interest in any business to affect the quality or results of inspection work that the Oregon certified home inspector may be called upon to undertake.

(j) Misrepresent any matters to the public.

(2) Opinions expressed by Oregon certified home inspectors shall only be based on their education, experience, and physical evidence observed by the inspector.

(3) Before the execution of a contract to undertake a home inspection, an Oregon certified home inspector shall disclose to the client any interest in a business that may affect the client.

(4) Nothing in OAR 812-008-0201 shall prohibit a business offering home inspection services from advertising services or for the purpose of recruiting employees and personnel. All such advertisements shall not be misleading or deceptive. A business shall not advertise home inspection services unless the business is properly licensed.

Stat. Auth.: ORS 670.310, 701.235, 701.350 & 701.355

Stats. Implemented: ORS 701.350 & 701.355

(2/98, 10/98, 2/00, 6/00, 8/00, 9/01, 6/02, 8/05)

(Amended and renumbered from 812-008-0080(15), 8/05, 6/08)

### **812-008-0202**

#### **Contracts and Reports**

(1) Home inspections undertaken according to Division 8 shall be based solely on the property conditions, as observed at the time of the home inspection.

(2) Oregon certified home inspectors shall:

(a) Provide a written inspection contract, signed by both the Oregon certified home inspector and client, prior to completing a home inspection that shall:

(A) State that the home inspection is in accordance with standards and practices set forth in Division 8 of OAR chapter 812;

(B) Describe the services provided and their cost;

(C) State where the planned inspection differs from the standard home inspection categories as set forth in OAR 812-008-0205 through 812-008-0214; and

(D) Conspicuously state whether the home inspection includes a wood destroying organism inspection and if such inspection is available for a fee.

(E) For the purpose of this rule, a home inspection shall be deemed completed when the initial written inspection report is delivered.

(b) Observe readily visible and accessible installed systems and components listed as part of a home inspection as defined by these rules unless excluded pursuant to these rules in OAR 812-008-0200 through 812-008-0214; and

(c) Submit a written report to the client that shall:

(A) Describe those systems and components as set forth in OAR 812-008-0205 through 812-008-0214;

(B) Record in the report each item listed in OAR 812-008-0205 through 812-008-0214 and indicate whether or not the property inspected was satisfactory with regard to each item of inspection; it will not be sufficient to satisfy subsection (2)(c) of this rule that the certified home inspector prepare a report listing only deficiencies;

(C) State whether any inspected systems or components do not function as intended, allowing for normal wear and tear; and how, if at all, the habitability of the dwelling is affected;

(D) State the inspector's recommendation to monitor, evaluate, repair, replace or other appropriate action;

(E) State the Construction Contractors Board license number of the business and the name, certification number and signature of the person undertaking the inspection; and

(F) Include on the first page of the contract and on the first page of the report, in bold-faced, capitalized type and in at least 12 point font, the following statement: "THIS REPORT IS INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT."

(d) Submit to each customer at the time the contract is signed a copy of "Home Inspection Consumer Notice."

(3) Division 8 does not limit Oregon certified home inspectors from reporting observations and conditions or rendering opinions of items in addition to those required in Division 8.

(4) All written reports, bids, contracts, and an individual's business cards shall include the Oregon certified home inspector's certification number.

Stat. Auth.: ORS 670.310, 701.235, 701.350 & 701.355

Stats. Implemented: ORS 701.350 & 701.355

(2/98, 10/98, 2/00, 6/00, 8/00, 9/01, 6/02, 8/05, 3/06, 11/09 (eff. 1/1/10))

(Amended and renumbered from 812-008-0080(1), 8/05)

### **812-008-0203**

#### **General Limitations**

(1) Inspections undertaken in accordance with Division 8 are visual and are not technically exhaustive.

(2) "Residential structures" and "appurtenances" thereto are defined in ORS chapter 701.005 and OAR chapter 812-008-0020.

Stat. Auth.: ORS 670.310, 701.235, 701.350 & 701.355

Stats. Implemented: ORS 701.350 & 701.355

(2/98, 10/98, 2/00, 6/00, 8/00, 9/01, 6/02, 8/05)

(Amended and renumbered from 812-008-0080(2), 8/05)

### **812-008-0204**

#### **General Exclusions**

(1) Oregon certified home inspectors are not required to report on:

(a) Life expectancy of any component or system;

(b) The causes of the need for a repair;

(c) The methods, materials, and costs of corrections;

(d) The suitability of the property for any specialized use;

(e) Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions;

(f) The advisability or inadvisability of purchase of the property;

(g) The presence or absence of pests such as wood damaging organisms, rodents, or insects;

(h) Cosmetic items, underground items, or items not permanently installed; or

(i) Detached structures.

(2) Oregon certified home inspectors are not required to:

(a) Offer or undertake any act or service contrary to law;

(b) Offer warranties or guarantees of any kind;

(c) Offer to undertake engineering, architectural, plumbing, electrical or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the Oregon certified home inspector holds a valid occupational license, in which case the Oregon certified home inspector may inform the client that the home inspector is so certified, and is therefore qualified to go beyond Division 8 and undertake additional inspections beyond those within the scope of the basic inspection;

(d) Calculate the strength, adequacy, or efficiency of any system or component;

(e) Enter any area, undertake any procedure that may damage the property or its components, or be dangerous to the Oregon certified home inspector or other persons;

(f) Operate any system or component that is shut down or otherwise inoperable;

(g) Operate any system or component that does not respond to normal operating controls;

(h) Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;

(i) Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to toxins, carcinogens, noise or contaminants in the building or soil, water, and air;

(j) Determine the effectiveness of any system installed to control or remove suspected hazardous substances;

(k) Predict future condition, including but not limited to failure of components;

(l) Project operating costs of components;

(m) Evaluate acoustical characteristics of any system or component;

(n) Observe special equipment or accessories that are not listed as components to be observed in Division 8; or

(o) Identify presence of odors or their source;

Stat. Auth.: ORS 670.310, 701.235, 701.350 & 701.355  
Stats. Implemented: ORS 701.350 & 701.355  
(2/98, 10/98, 2/00, 6/00, 8/00, 9/01, 6/02, 8/05)  
(Amended and renumbered from 812-008-0080(3), 8/05)

#### **812-008-0205**

##### **Structural Components**

(1) The Oregon certified home inspector shall observe and describe visible structural components including:

- (a) Foundation;
- (b) Floors and floor structure;
- (c) Walls and wall structure;
- (d) Columns or piers;
- (e) Ceilings and ceiling structure; and
- (f) Roofs and roof structure.

(2) The Oregon certified home inspector shall:

(a) Probe or sound structural components where deterioration is suspected, except where probing would damage any finished surface;

(b) Enter underfloor crawl spaces, basements, and attic spaces except when access is obstructed or restricted, when entry could damage any property, or when dangerous or adverse situations are suspected;

(c) Report the methods used to observed underfloor crawl spaces and attics; report inaccessible areas; and

(d) Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

Stat. Auth.: ORS 670.310, 701.235, 701.350 & 701.355

Stats. Implemented: ORS 701.350 & 701.355

(2/98, 10/98, 2/00, 6/00, 8/00, 9/01, 6/02, 8/05)

(Amended and renumbered from 812-008-0080(4), 8/05)

#### **812-008-0206**

##### **Exterior and Site**

(1) The Oregon certified home inspector shall observe and describe:

- (a) Wall cladding, flashings, and trim;
- (b) Entryway doors and all windows;
- (c) Garage door operators;
- (d) Attached decks, balconies, stoops, steps, areaways, porches, and applicable railings;
- (e) Eaves, soffits, and fascias; and
- (f) Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building that adversely affect the structure.

(2) The Oregon certified home inspector shall:

(a) Operate all entryway doors and a representative number of windows;

(b) Operate garage doors manually or by using permanently installed controls for any garage door opener; and

(c) Report whether or not any garage door opener will automatically reverse or stop when meeting reasonable resistance during closing, or reverse with appropriately installed optical sensor system.

(3) The Oregon certified home inspector is not required to observe:

(a) Storm windows, storm doors, screening, shutters, and awnings;

(b) Garage door operator remote control transmitters;

(c) Soil or geological conditions, site engineering, property boundaries, encroachments, or easements;

(d) Recreational facilities (including spas, saunas, steambaths, swimming pools, decorative water features, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); or

(e) Detached buildings or structures;

(f) Fences or privacy walls;

(g) Ownership fencing, privacy walls, retaining walls; or

(h) Condition of trees, shrubs, or vegetation.

Stat. Auth.: ORS 670.310, 701.235, 701.350 & 701.355

Stats. Implemented: ORS 701.350 & 701.355

(2/98, 10/98, 2/00, 6/00, 8/00, 9/01, 6/02, 8/05)

(Amended and renumbered from 812-008-0080(5) & (14), 8/05)

### **812-008-0207**

#### **Roofing**

(1) The Oregon certified home inspector shall observe and describe:

- (a) Roof coverings;
- (b) Roof drainage systems;
- (c) Flashings;
- (d) Skylights, chimneys, and roof penetrations; and
- (e) Signs of leaks or abnormal condensation on building components.

(2) The Oregon certified home inspector shall report the method used to observe the roofing and components.

Stat. Auth.: ORS 670.310, 701.235, 701.350 & 701.355

Stats. Implemented: ORS 701.350 & 701.355

(2/98, 10/98, 2/00, 6/00, 8/00, 9/01, 6/02, 8/05)

(Amended and renumbered from 812-008-0080(6), 8/05)

### **812-008-0208**

#### **Plumbing**

(1) The Oregon certified home inspector shall observe:

(a) Interior water supply and distribution system, including piping materials, supports, and insulation, fixtures and faucets, functional flow, leaks, and cross connections;

(b) Interior drain, waste, and vent system, including traps, drain, waste, and vent piping, piping supports and pipe insulation, leaks, and functional drainage;

(c) Hot water systems including water heating equipment, normal operating controls, automatic safety controls, and chimneys, flues, and vents;

(d) Above ground oil storage and distribution systems including interior oil storage equipment, supply piping, venting, and supports; leaks; and

(e) Sump pumps and sewage ejection pumps.

(2) The Oregon certified home inspector shall describe:

(a) Water supply and distribution piping materials;

(b) Drain, waste, and vent piping materials; and

(c) Water heating equipment.

(3) The Oregon certified home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house except where the flow end of the faucet is connected to an appliance or interior faucets not serviced by a drain.

(4) The Oregon certified home inspector is not required to:

(a) State the effectiveness of anti-siphon devices and anti-backflow valves;

(b) Determine whether water supply and waste disposal systems are public or private;

(c) Operate automatic safety controls;

(d) Operate any valve except toilet flush valves, fixture faucets, and hose faucets;

(e) Observe:

(A) Water conditioning systems;

(B) Fire and lawn sprinkler systems;

(C) On-site water supply quantity and quality;

(D) On-site waste disposal systems;

(E) Foundation irrigation systems;

(F) Whirlpool tubs, except as to functional flow and functional drainage;

(G) Swimming pools and spas; or

(H) Solar water heating equipment.

Stat. Auth.: ORS 670.310, 701.235, 701.350 & 701.355

Stats. Implemented: ORS 701.350 & 701.355

(2/98, 10/98, 2/00, 6/00, 8/00, 9/01, 6/02, 8/05)

(Amended and renumbered from 812-008-0080(7), 8/05)

### **812-008-0209**

#### **Electrical**

(1) The Oregon certified home inspector shall observe:

(a) Service entrance conductors;

(b) Service equipment, grounding equipment, main overcurrent device, and distribution panels;

- (c) Amperage and voltage ratings of the service;
  - (d) Branch circuit conductors, their overcurrent devices, and the compatibility of their amperages and voltages;
  - (e) The operation of a representative number of installed ceiling fans, lighting fixtures, switches, and receptacles located inside the house, garage, and on the dwelling's exterior walls;
  - (f) The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures;
  - (g) The operation of ground fault or arc fault circuit interrupters;
  - (h) Smoke alarms; and
  - (i) Carbon monoxide detectors.
  - (2) The Oregon certified home inspector shall describe:
    - (a) Service amperage and voltage;
    - (b) Service entry conductor materials; and
    - (c) Service type as being overhead or underground;
  - (3) The Oregon certified home inspector shall report:
    - (a) Any observed 110 volt aluminum branch circuit wiring; and
    - (b) The presence or absence of smoke alarms, and operate their test function, if accessible, except when detectors are part of a central security system.
  - (4) The Oregon certified home inspector is not required to:
    - (a) Insert any tool, probe, or testing device inside the panels;
    - (b) Test or operate any overcurrent device or safety device in the electrical service panel or elsewhere that may adversely affect the personal property of the resident;
    - (c) Dismantle any electrical device or control other than to remove the covers of the main or auxiliary distribution panels;
    - (d) Observe:
      - (A) Low-voltage systems except to report the presence of solenoid-type lighting systems;
      - (B) Security system devices or heat detectors;
      - (C) Telephone, security, TV, intercoms, lightning arrestors or other ancillary wiring that is not a part of the primary electrical distribution system; or
      - (D) Built-in vacuum equipment.
- Stat. Auth.: ORS 670.310, 701.235, 701.350 & 701.355  
 Stats. Implemented: ORS 105.838(1), 701.350 & 701.355  
 (2/98, 10/98, 2/00, 6/00, 8/00, 9/01, 6/02, 8/05, 4/11 (eff. 5/1/11))  
 (Amended and renumbered from 812-008-0080(8), 8/05)

## **812-008-0210**

### **Heating**

- (1) The Oregon certified home inspector shall observe permanently installed heating systems including:
  - (a) Heating equipment;
  - (b) Normal operating controls;
  - (c) Automatic safety controls;
  - (d) Chimneys, flues, and vents, where readily visible;
  - (e) Solid fuel heating devices;
  - (f) Heat distribution systems including fans, pumps, ducts, and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and
  - (g) The presence of installed heat source in each room.
- (2) The Oregon certified home inspector shall describe:
  - (a) Energy source; and
  - (b) Heating equipment and distribution type.
- (3) The Oregon certified home inspector shall operate the systems using normal operating controls.
- (4) The Oregon certified home inspector shall open readily accessible panels provided by the manufacturer or installer for routine homeowner maintenance.
- (5) The Oregon certified home inspector is not required to:
  - (a) Operate automatic safety controls;
  - (b) Ignite or extinguish solid fuel fires;
  - (c) Observe:
    - (A) The interior of flues;
    - (B) Fireplace insert flue connections;
    - (C) Humidifiers; or

(D) The uniformity or adequacy of heat supply to the various rooms.  
Stat. Auth.: ORS 670.310, 701.235, 701.350 & 701.355  
Stats. Implemented: ORS 701.350 & 701.355  
(2/98, 10/98, 2/00, 6/00, 8/00, 9/01, 6/02, 8/05)  
(Amended and renumbered from 812-008-0080(9), 8/05)

#### **812-008-0211**

##### **Central Air Conditioning**

- (1) The Oregon certified home inspector shall observe:
    - (a) Central air conditioning systems including cooling and air handling equipment and normal operating controls.
    - (b) Distribution systems including fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, and fan-coil units.
  - (2) The Oregon certified home inspector shall describe:
    - (a) Energy sources; and
    - (b) Cooling equipment type.
  - (3) The Oregon certified home inspector shall operate the systems using normal operating controls.
  - (4) The Oregon certified home inspector shall open readily openable panels provided by the manufacturer or installer for routine homeowner maintenance.
  - (5) The Oregon certified home inspector is not required to:
    - (a) Operate cooling systems when weather conditions or other circumstances may cause equipment damage;
    - (b) Observe non-central air conditioners; or
    - (c) Observe the uniformity or adequacy of cool-air supply to the various rooms.
- Stat. Auth.: ORS 670.310, 701.235, 701.350 & 701.355  
Stats. Implemented: ORS 701.350 & 701.355  
(2/98, 10/98, 2/00, 6/00, 8/00, 9/01, 6/02, 8/05)  
(Amended and renumbered from 812-008-0080(10), 8/05)

#### **812-008-0212**

##### **Interiors**

- (1) The Oregon certified home inspector shall observe and describe:
    - (a) Walls, ceiling, and floors;
    - (b) Steps, stairways, balconies, and railings;
    - (c) Counters and cabinets; and
    - (d) Doors and windows.
  - (2) The Oregon certified home inspector shall:
    - (a) Operate a representative number of windows and interior doors; and
    - (b) Report signs of abnormal or harmful water penetration or damage in the building or components or signs of abnormal or harmful condensation on building components.
  - (3) The Oregon certified home inspector is not required to:
    - (a) Operate a representative number of cabinets and drawers;
    - (b) Observe paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; or
    - (c) Observe draperies, blinds, or other window treatments.
- Stat. Auth.: ORS 670.310, 701.235, 701.350 & 701.355  
Stats. Implemented: ORS 701.350 & 701.355  
(2/98, 10/98, 2/00, 6/00, 8/00, 9/01, 6/02, 8/05)  
(Amended and renumbered from 812-008-0080(11), 8/05)

#### **812-008-0213**

##### **Insulation and Ventilation**

- (1) The Oregon certified home inspector shall observe and describe:
  - (a) Insulation and vapor retarders/barriers in unfinished spaces;
  - (b) Ventilation of attics and foundation areas;
  - (c) Kitchen, bathroom, and laundry venting systems; and
  - (d) The operation of any readily accessible attic ventilation fan, and when the temperature permits, the operation of any readily accessible thermostatic control.
  - (e) Absence of insulation in unfinished space adjacent to heated living areas.
- (2) The Oregon certified home inspector is not required to report on:
  - (a) Concealed insulation and vapor retarders;

- (b) Venting equipment that is integral with household appliances; or
- (c) Thermal efficiency ratings.

Stat. Auth.: ORS 670.310, 701.235, 701.350 & 701.355

Stats. Implemented: ORS 701.350 & 701.355

(2/98, 10/98, 2/00, 6/00, 8/00, 9/01, 6/02, 8/05)

(Amended and renumbered from 812-008-0080(12), 8/05)

#### **812-008-0214**

##### **Built-in Kitchen Appliances**

(1) The Oregon certified home inspector shall observe and operate the basic functions of the following kitchen appliances:

- (a) Installed dishwasher, through its normal cycle;
- (b) Range, cook top, and installed oven;
- (c) Trash compactor;
- (d) Garbage disposal;
- (e) Ventilation equipment or range hood;
- (f) Installed microwave oven; and
- (g) Built-in refrigerators.

(2) The Oregon certified home inspector is not required to observe:

- (a) Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation;
- (b) Non built-in appliances;
- (c) Refrigeration units that are not installed; or
- (d) Microwave leakage.

(3) The Oregon certified home inspector is not required to operate:

- (a) Appliances in use; or
- (b) Any appliance that is shut down or otherwise inoperable.

Stat. Auth.: ORS 670.310, 701.235, 701.350 & 701.355

Stats. Implemented: ORS 701.350 & 701.355

(2/98, 10/98, 2/00, 6/00, 8/00, 9/01, 6/02, 8/05)

(Amended and renumbered from 812-008-0080(13), 8/05)