

Virginia Administrative Code  
Title 18. Professional And Occupational Licensing  
Agency 15. Virginia Board For Asbestos, Lead, And Home Inspectors  
Chapter 40. Home Inspector Licensing Regulations

## Part IV. Minimum Standards for Conducting Home Inspections

### 18VAC15-40-130. Home inspection report.

A. A home inspection report is a written evaluation of the readily accessible components of a residential building or NRS, including heating, cooling, plumbing, and electrical systems; structural components; foundation; roof; masonry structure; exterior and interior components; and other related residential housing components.

B. Home inspection reports must contain:

1. Information pertaining to the licensee, including:

- a. Name;
- b. Address;
- c. Telephone number, email address, or other contact information, as applicable; and
- d. License number and expiration date, to be followed by "NRS" if so designated and performing a home inspection on a new residential structure;

2. The name and contact information of the client or the client's authorized representative;

3. The physical address of the residential building or NRS inspected; and

4. The date; time, to include both start and finish times of the home inspection; and weather conditions at the time of the home inspection.

C. In conducting a home inspection and reporting its findings, the home inspector must inspect the condition of and must describe in writing the composition and characteristics of the following readily accessible components and readily observable defects of the residential building or NRS, except as may be limited by the home inspection contract:

1. Structural system.

- a. Foundation.
- b. Framing.
- c. Stairs.
- d. Crawl space. The method of inspecting the crawl space must be noted and explained.
- e. Crawl space ventilation and vapor barriers.
- f. Slab floor.

- g. Floors.
- h. Ceilings.
- i. Walls.

2. Roof structure, attic, and insulation systems and components.

- a. Roof covering. The method of inspecting the roof covering must be noted and explained.
- b. Roof ventilation.
- c. Roof drainage system, to include gutters and downspouts.
- d. Roof flashings, if readily visible.
- e. Skylights, chimneys, and roof penetrations, but not antennae or other roof attachments.
- f. Roof framing and sheathing.
- g. Attic.
- h. Attic insulation.

3. Exterior systems and components.

- a. Wall covering, flashing, and trim.
- b. Doors and windows. This does not include the operation of associated security locks, devices, or systems.
- c. Decks, balconies, stoops, steps, porches, attached garages, carports, and any associated railings that are adjacent to the residential building or NRS and on the same property. This does not include associated screening, shutters, awnings, storm windows, detached garages, or storm doors.
- d. Eaves, soffits, and fascias where readily accessible from ground level.
- e. Walkways, grade steps, patios, and driveways. This does not include fences or privacy walls.
- f. Vegetation, trees, grading, drainage, and retaining walls adjacent to the residential building or NRS.
- g. Visible exterior portions of chimneys.

4. Interior NRS systems and components.

- a. Interior walls, ceilings, and floors of the residential building or NRS and any adjacent garage.
- b. Steps, stairways, railings, and balconies and associated railings.
- c. Countertops and installed cabinets, including hardware.

d. Doors and windows. This does not include the operation of associated security locks, devices, or systems.

e. Garage doors and permanently mounted and installed garage door operators. The automatic safety reverse function of garage door openers must be tested, either by physical obstruction as specified by the manufacturer or by breaking the beam of the electronic photo eye but only when the test can be safely performed and will not risk damage to the door, the opener, any nearby structure, or any stored items.

f. Fireplaces, venting systems, hearths, dampers, and fireboxes. This does not include mantles, fire screens and doors, or seals and gaskets.

g. Solid fuel-burning appliances.

#### 5. Plumbing system.

a. Interior water supply and distribution systems, including water supply lines and all fixtures and faucets. This does not include water conditioning systems or fire sprinkler systems.

b. Water drainage, waste, and vent systems, including all associated fixtures.

c. Drainage sumps, sump pumps, and related piping.

d. Water heating equipment, including energy source and related vent systems, flues, and chimneys. This does not include solar water heating systems.

e. Fuel storage and distribution systems.

#### 6. Electrical system.

a. Service drop.

b. Service entrance conductors, cables, and raceways.

c. Service equipment and main disconnects.

d. Service grounding.

e. Interior components of service panels and sub panels, including feeders.

f. Conductors.

g. Overcurrent protection devices.

h. Installed lighting fixtures, switches, and receptacles.

i. Ground fault circuit interrupters.

j. Presence or absence of smoke alarms or carbon monoxide detectors.

k. Presence of solid conductor aluminum branch circuit wiring.

l. Arc fault interrupters must be noted if installed but not tested if equipment is attached to

them.

7. Heating system.

- a. Heating equipment, including operating controls. This does not include heat exchangers, gas logs, built-in gas burning appliances, grills, stoves, space heaters, solar heating devices, or heating system accessories such as humidifiers, air purifiers, motorized dampers, and heat reclaimers.
- b. Energy source.
- c. Heating distribution system.
- d. Vent systems, flues, and chimneys, including dampers.

8. Air conditioning system.

- a. Central and installed wall air conditioning equipment.
- b. Operating controls, access panels, and covers.
- c. Energy source.
- d. Cooling distribution system.

D. To the extent that a component or system cannot be inspected, the home inspection report must identify such component or system and provide an explanation for why the component or systems was not inspected.

E. Systems in the home that are turned off, winterized, or otherwise secured so that they do not respond to normal activation using standard operating controls need not be put into operating condition. The home inspection report must state the reason these systems or components were not inspected.

F. For any smoke alarms that are readily accessible in the residential building or NRS, the home inspection report must include a determination of whether the smoke alarms are in good working order as defined in 18VAC15-40-10.

1. A home inspector is not required to operate the test function of a smoke alarm if the smoke alarm is part of a central alarm system or security system in which such testing will automatically alert a fire department or other authority. To the extent the home inspector is unable to determine whether testing will cause an automatic alert, the home inspector is not required to operate the test function of the smoke alarm.
2. If a smoke alarm is not readily accessible or there are any limitations in determining whether it is in good working order, the home inspection report must state that it is not readily accessible or describe such limitations, as applicable.
3. The home inspection report must include the substance of the following: It is recommended that a home have smoke alarms on each level of the dwelling and in every bedroom or sleeping area. Clients should replace any existing smoke alarms that are not in good working order with new ones and install smoke alarms where they may be missing or not properly located. Any

test of a smoke alarm during a home inspection only reflects its condition at the time of inspection and is not a guarantee, warranty, or any form of insurance. A test performed during the home inspection does not supersede the smoke alarm manufacturer's testing recommendations. Clients should follow the manufacturer's instructions for proper placement, installation, and maintenance.

G. In accordance with § 54.1-517.2:1 of the Code of Virginia, if a home inspector observes the presence of any shade of yellow corrugated stainless steel tubing during a home inspection in a home that was built prior to the adoption of the 2006 Virginia Construction Code, effective May 1, 2008, the home inspector shall include that observation in the report along with the following statement: "Manufacturers believe that this product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product should be determined by a contractor licensed to perform the work in the Commonwealth of Virginia."

**Statutory Authority**

§§54.1-201 and 54.1-501 of the Code of Virginia.

**Historical Notes**

Derived from Virginia Register Volume 19, Issue 18, eff. July 1, 2003; amended, Virginia Register Volume 27, Issue 11, eff. April 1, 2011; Volume 33, Issue 19, eff. July 1, 2017; Volume 33, Issue 26, eff. September 20, 2017; Volume 40, Issue 21, eff. August 1, 2024; Volume 42, Issue 1, eff. October 1, 2025.