

Sec. 20-491-13. General limitations and exclusions

(a) Inspections performed in accordance with these regulations are not technically exhaustive. The inspector is not required to identify concealed conditions or latent defects.

(b) These regulations shall be applicable to buildings with four or fewer dwelling units and their attached garages or carports.

(c) The inspector is not required to perform any action or make any determination unless specifically stated in these regulations, except as may be required by lawful authority.

(d) The inspector is not required to determine the following:

- (1) the condition of systems or components which are not readily accessible;
- (2) the remaining life of any system or component;
- (3) the strength, adequacy, effectiveness, or efficiency of any system or component;
- (4) the causes of any condition or deficiency;
- (5) the methods, materials, or costs of corrections;
- (6) future conditions, including, but not limited to, failure of systems or components;
- (7) the suitability of the property for any specialized use;
- (8) compliance with regulatory requirements (codes, regulations, laws or ordinances);
- (9) the market value of the property or its marketability;
- (10) the advisability of the purchase of the property;
- (11) the presence of potentially hazardous plants or animals, including, but not limited to, wood destroying organisms or diseases harmful to humans;
- (12) the presence of any environmental hazards, including, but not limited to, toxins, carcinogens, noise, contaminants in soil, water, and air, radon, mold, asbestos, lead paint, or lead solder;
- (13) the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances;
- (14) the operating costs of systems or components;
- (15) the acoustical properties of any system or component;
- (16) the type of any warning equipment; or
- (17) the type or presence of any spillage detectors.

(e) Any services not required under Sections 20-491-1 to 20-491-14, inclusive, of the Regulations of Connecticut State Agencies may be offered by the home inspector as an optional service or provided at the request of the client.

(f) The inspector is not required to perform engineering services, or perform work in any other trade or any professional service other than home inspection.

(g) The inspector is not required to operate: (1) any system or component which is shut down or otherwise inoperable, (2) any system or component which does not respond to normal operating controls, or (3) shut-off valves.

(h) The inspector is not required to enter or inspect: (1) any area which will (A) likely be dangerous to the inspector or other persons or (B) damage the property or its systems or components or (2) under-floor crawl spaces or attics which are not readily accessible.

(i) The inspector is not required to inspect: underground items, including, but not limited to, underground storage tanks or other underground indications of their presence; decorative items; systems or components located in areas that are not entered in accordance with these regulations; detached structures other than garages and carports; or common elements or

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common areas in multi-unit housing, such as condominium properties or cooperative housing.

(j) The inspector is not required to perform any procedure or operation which requires the inspector to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris; or dismantle any system or component, except as explicitly required by these regulations.

(Adopted effective July 30, 2002; Amended April 17, 2017; Amended November 1, 2023)