

State of Connecticut  
Regulation of  
Department of Consumer Protection  
Concerning  
Home Inspectors and Home Inspector Interns

**Sec. 1.** Section 20-491-1 of the Regulations of Connecticut State Agencies is amended to read as follows:

**Sec. 20-491-1. Definitions**

As used in sections 20-491-1 to 20-491-26, inclusive, of the Regulations of Connecticut State Agencies:

- (1) “Alarm systems” means [warning] an alarm device[s], installed or free-standing, including, but not limited to: [carbon monoxide detectors, flue gas and other spillage detectors,] security equipment, and ejector pumps [and smoke alarms];
- (2) “Architectural service” means “the practice of architecture” or “practice architecture” as defined in Section 20-288(3) of the Connecticut General Statutes;
- (3) “Automatic safety controls” means devices designed and installed to protect systems and components from unsafe conditions;
- (4) “Board” means the Home Inspection Licensing Board;
- [(4)] (5) “Component” means a part of a system;
- [(5)] (6) “Decorative” means ornamental; not required for the operation of the essential systems and components of a home;
- [(6)] (7) “Describe” means to report a system or component by its type or other observed, significant characteristics to distinguish it from other systems or components;
- [(7)] (8) “Dismantle” means to take apart or remove any component, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine homeowner maintenance;
- [(8)] (9) “Engineering service” means services offered by a “professional engineer” as defined in Section 20-299(1) of the Connecticut General Statutes;
- [(9)] (10) “Further evaluation” means examination and analysis by a qualified professional, tradesperson or service technician beyond that provided by the home inspection;
- [(10)] (11) “Household appliances” means kitchen, laundry, and similar appliances, whether installed or free-standing;
- [(11)] (12) “Inspect” means to examine readily accessible systems and components of a building in accordance with home inspection statutes and sections 20-491-1 to 20-491-26, inclusive, of the Regulations of Connecticut State Agencies, using normal operating controls and opening readily accessible panels;
- [(12)] (13) “Installed” means attached such that removal requires tools;
- (14) “Instant-hot water dispenser” means a separate device installed at a sink to provide hot water through a separate tap;
- [(13)] (15) “Normal operating controls” means devices such as thermostats, switches or valves intended to be operated by the homeowner;

[(14)] (16) “Readily accessible” means available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property;

[(15)] (17) “Readily openable access panel” means a panel provided for homeowner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place;

[(16)] (18) “Recreational facilities” means jet-tubs, spas, saunas, steambaths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories;

[(17)] (19) “Report” means to communicate in writing;

[(18)] (20) “Representative number” means one component per room for multiple similar interior components such as windows and electric outlets; one component on each side of the building for multiple similar exterior components;

[(19)] (21) “Roof drainage systems” means components used to carry water off a roof and away from a building;

[(20)] (22) “Significantly deficient” means unsafe or not functioning;

[(21)] (23) “Shut down” means a state in which a system or component cannot be operated by normal operating controls;

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

(25) “Spillage detector” means a device used to detect a leak, including, but not limited to, combustion flue gas leaks and liquid spillage;

[(23)] (26) “Structural component” means a component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads);

[(24)] (27) “System” means a combination of interacting or independent components, assembled to carry out one or more functions;

[(25)] (28) “Technically exhaustive” means an investigation that involves dismantling, the extensive use of advance techniques, measurements, instruments, testing, calculations or other means;

[(26)] (29) “Under-floor crawl space” means the area within the confines of the foundation and between the ground and the underside of the floor;

[(27)] (30) “Unsafe” means a condition in a readily accessible, installed system or component that is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in accepted residential construction standards; [and]

(31) “Warning equipment” means installed or free-standing smoke detectors, carbon monoxide detectors, and combined smoke and carbon monoxide detectors;

(a) “Smoke detector” means a device solely for the purpose of automatic detection and warning of the presence of smoke;

(b) “Carbon monoxide detector” means a device solely for the purpose of automatic detection and warning of the presence of carbon monoxide; and

(c) “Combined smoke and carbon monoxide detector” means a device solely for the purpose of automatic detection and warning of the presence of smoke and carbon monoxide; and

[(28)] (32) “Wiring methods” means identification of electrical conductors or wires of the general type, such as “non-metallic sheathed cable” (“Romex”), “armored cable” (“bx”) or “knob and tube.”

**Sec. 2.** Sections 20-491-6 and 20-491-7 of the Regulations of Connecticut State Agencies are amended to read as follows:

**Sec. 20-491-6. Plumbing system**

(a) The inspector shall inspect the interior water supply and distribution systems, including all fixtures and faucets; the drain, waste and vent systems, including all fixtures; the water heating equipment; the fuel storage and fuel distribution systems; and the drainage sumps, sump pumps, and related piping.

(b) The inspector shall describe the water supply, drain, waste, and vent piping materials; if the water supply to the building is from an on-site well pump system, then the inspector shall describe the visible components of that system, the water heating equipment including the energy source; and the location of main water and main fuel shut-off valves.

(c) The inspector is not required to inspect the following items:

(1) clothes washing machine connections;

(2) wells[.];

(3) well pumps[.];

(4) [or]water storage related equipment;

(5) water conditioning systems;

(6) solar water heating systems;

(7) fire and lawn sprinkler systems; [or]

(8) private waste disposal systems[.];

(9) instant-hot water dispensers; and

(10) recreational facilities.

(d) The inspector is not required to determine whether water supply and waste disposal systems are public or private or the quantity or quality of the water supply, well yields, well pump longevity, or the internal condition of water storage equipment.

(e) The inspector is not required to operate safety valves or shut-off valves.

**Sec. 20-491-7. Electrical system**

(a) The inspector shall inspect the service drop; the service entrance conductors, cables, and raceways; the service equipment and main disconnects; the service grounding; the interior components of service panels and sub panels; the conductors; the overcurrent protection devices; a representative number of installed lighting fixtures, switches, and receptacles; and the ground fault circuit interrupters.

(b) The inspector shall describe the amperage and voltage rating of the service; the location of main disconnect or disconnects and sub panels; and the wiring methods.

(c) The inspector shall report on the presence of solid aluminum branch circuit wiring.

[(d) The inspector shall report on the absence of smoke detectors.]

[(e)] (d) The inspector is not required to inspect the remote control devices unless the device is the only control device, the alarm systems and components, the low voltage wiring systems and components, solar systems, any on-site generators, or the ancillary wiring systems and components not a part of the primary electrical power distribution system.

[(f)] (e) The inspector is not required to measure amperage, voltage, or impedance.

**Sec. 3.** Section 20-491-10 of the Regulations of Connecticut State Agencies is amended to read as follows:

**Sec. 20-491-10. Interior**

(a) The inspector shall inspect the walls, ceilings, and floors; the steps, stairways, and railings; the countertops and a representative number of installed cabinets; a representative number of doors and windows; and garage doors and garage door operators.

(b) The inspector is not required to inspect the paint, wallpaper, and other finish treatments; the carpeting; the window treatments; the central vacuum systems; the household appliances; or recreational facilities.

(c) The inspector shall report on:

(1) the absence of warning equipment;

(2) the presence of warning equipment;

(3) the location of warning equipment, indicated by a description of the room or space the equipment is in;

(4) the total number of warning equipment;

(5) whether the inspector is able to test warning equipment;

(6) if the warning equipment has been tested, the method of testing and the result of such test;  
and

(7) whether the inspector is able to verify that warning equipment is less than ten (10) years old.

(d) If the inspector does not test warning equipment, the inspector shall prominently disclose in the inspection report that no testing of warning equipment was conducted.

(e) The inspector is not required to dismantle or determine the type of any warning equipment.

**Sec. 4.** Section 20-491-13 of the Regulations of Connecticut State Agencies is amended to read as follows:

**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; [or]
- (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 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 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.

**Sec. 5.** Sections 20-491-27 and 20-491-28 of the Regulations of Connecticut State Agencies are amended to read as follows:

**Sec. 20-491-27. Home inspector intern requirements**

- (a) No more than two home inspector interns may be under the direct [or indirect] supervision of a licensed home inspector at any one site.
- (b) All home inspector interns shall maintain a record in the form of a home inspection log prior to beginning and until completion of their service contract with each supervising home inspector.
- (c) A copy of the home inspection log maintained by the intern shall also be kept by the supervising home inspector and shall, at a minimum, include the following information for each inspection: (1) Client name; (2) address of the property inspected; (3) description of the areas

inspected; (4) indication of whether the supervision was either direct or indirect in nature; (5) date of the inspection; and (6) supervisor's initials and license number.

(d) A home inspector intern shall complete all requirements and apply for a home inspector license within four (4) years after issuance of a home inspector intern permit.

(e) If a home inspector intern does not complete all licensing requirements and does not apply for a license within four (4) years of issuance of an intern permit, the individual's home inspector intern permit shall be rendered inactive. If a home inspector intern, or former intern whose permit has expired, demonstrates evidence of a bona fide health or other individual hardship, the Home Inspection Licensing Board may grant an extension of the period that the individual has to complete all home inspection licensure requirements and apply for a home inspector license. A home inspector intern who held a permit prior to December 1, 2020, shall have until December 1, 2024 to submit a complete home inspector license application to the department. A home inspector intern that held a permit prior to December 1, 2020 who fails to submit a complete home inspector license application by December 1, 2024, shall appear before the Board and show good cause for an exception to this license application requirement within four (4) years of permit issuance.

(f) A home inspector intern shall notify the department on a form prescribed by the Commissioner of Consumer Protection of the termination of home inspector supervision within ten (10) days of such termination.

#### **Sec. 20-491-28. Supervision of home inspector interns**

(a) While performing inspection work, all home inspector interns shall be subject to supervision by a home inspector licensed pursuant to section 20-492a of the Connecticut General Statutes.

(b) The supervising licensed home inspector shall be responsible for the direct supervision of at least the first ten of the intern's home inspections.

(c) "Direct supervision" means the supervising licensed home inspector must be physically present and witness the home inspector intern conducting the home inspection in accordance with subsection (c) of section 20-493b of the Connecticut General Statutes.

(d) No more than one home inspector intern may be present during the [direct] indirect supervision requirement period at any one site. A home inspector intern shall not supervise the home inspection of another intern.

(e) Only one directly or indirectly supervised intern may receive credit towards the one hundred inspections requirement for any home inspection conducted at any one site.

(f) The supervising licensed home inspector shall:

(1) Accept legal responsibility for all home inspection work performed by such intern, including all resulting written inspection reports, inspection review reports, consulting reports and work product by signing and certifying that each report has been reviewed and is in compliance with sections 20-491-1 to 20-491-28 of the Regulations of Connecticut State Agencies;

(2) Review all aspects of the home inspector intern's inspection reports, inspection review reports, consulting reports, or work product;

(3) Inspect each residential property with the home inspector intern until completion of the ten home inspections required to be directly supervised have been completed in accordance with the competency provision of sections 20-491-1 to 20-491-28 of the Regulations of Connecticut State Agencies;

(4) Sign the home inspection log at the completion of each inspection performed by the home inspection intern;

- (5) Maintain a separate copy of each home inspection log completed by each home inspector intern;
- (6) Provide, upon request, the home inspector intern with copies of the inspection reports that the home inspector intern prepared;
- (7) Sign a notification to the Board of the supervision of the home inspector intern. By signing the notification of supervision, the licensed home inspector agrees to assume the responsibilities and duties of a supervising home inspector as provided in chapter 400f of the Connecticut General Statutes and sections 20-491-1 to 20-491-28, inclusive, of the Regulations of Connecticut State Agencies; [and]
- (8) Cooperate with the department regarding matters related to all regulated activities[.];
- (9) Notify the department on a form prescribed by the Commissioner of Consumer Protection of the termination of supervision of a home inspector intern within ten (10) days of such termination; and
- (10) At least 48 hours prior to a home inspection, the home inspector supervisor shall notify a client that a home inspection shall be performed by a home inspector intern.

### **Summary of Regulation**

This proposed regulation implements Section 2 of Public Act 21-165, which modified Conn. Gen. Stat. Section 20-491. This proposed regulation updates existing regulation sections related to home inspectors and the context of their inspections by updating the minimum inspection standards. The proposed regulation also adds specific details regarding the permit process for home inspector interns. The Department of Consumer Protection already licenses home inspectors and issues permits for home inspector interns.