

NHIE HOME INSPECTION MANUAL
VOLUME 1

Bruce A. Barker

TABLE OF CONTENTS

1: ELECTRICAL SYSTEM	1
INSPECTION SCOPE.....	1
ELECTRICAL SYSTEM TERMS	1
BASIC ELECTRICITY	4
UPDATING THE ELECTRICAL SYSTEM TO CURRENT REQUIREMENTS.....	7
ELECTRICAL SERVICE	7
Grounding and Bonding	7
Electrical Service Ratings (Capacity)	12
Electrical Service Drop and Service Lateral.....	15
Service Equipment, Panelboards, and Enclosures.....	19
ELECTRICAL ENCLOSURE INTERIORS.....	28
Electrical Enclosure Inspection Safety	28
Overcurrent Protection Devices (OPDs)	29
Other Typical Defects Inside Enclosures	36
Subpanel Grounding and Bonding.....	43
Potential Problem Panelboards	46
WIRING METHODS	48
Modern Wiring Methods.....	48
Old Wiring Methods	61
Solid-conductor Aluminum Wiring.....	63
RECEPTACLES, SWITCHES, LIGHTS, AND APPLIANCES.....	66
Receptacles	66
Switches	76
Lighting.....	79
SMOKE ALARMS AND CARBON MONOXIDE ALARMS	85
LOAD CONTROLLERS.....	89
GENERATORS.....	90
ALTERNATIVE ENERGY SYSTEMS	91
Solar Photovoltaic Systems	92
Wind Turbines.....	96
Solar Water Heating	97
2: COOLING SYSTEM.....	101
INSPECTION SCOPE.....	101
COOLING SYSTEM TERMS	101
AIR CONDITIONING EQUIPMENT CLASSIFICATIONS.....	104

HOW AIR CONDITIONERS WORK.....	107
Introduction.....	107
Basic Theory	107
States of Matter	107
The Cooling Cycle	107
The Heat Pump Heating Cycle.....	110
DETERMINING AIR CONDITIONING SYSTEM CAPACITY	112
Introduction.....	112
Air Conditioning System Capacity Determination	112
INSPECTING AIR CONDITIONING SYSTEMS.....	113
Introduction.....	113
Operating Air Conditioning Systems	114
Operating Heat Pumps.....	115
Inspecting Package Systems.....	115
Inspecting Window Units and Through-Wall Units	116
Inspecting Replacement Condensers.....	117
Inspecting Mini-Split Systems	118
Inspecting Evaporative (Swamp) Coolers.....	118
Determining System Capacity and Age	120
Temperature Drop Inspection.....	121
Current Draw Measurement.....	122
Service Access Inspection.....	123
RELATED AIR CONDITIONING SYSTEM COMPONENTS	129
Primary Condensate Disposal System	129
Auxiliary Condensate Management System	131
Refrigerant Line Set.....	134
Thermostats.....	135
AIR DISTRIBUTION SYSTEM.....	136
Air Distribution System Types	136
Air Distribution System Design	136
Low Pressure Ducts.....	137
High Pressure Ducts	147
Return Ducts and Inlets.....	147
Filters.....	147
3: HEATING SYSTEM	152
INSPECTION SCOPE.....	152
HEATING SYSTEM TERMS.....	152
HOW HEAT TRANSFER WORKS	154
HOW COMBUSTION WORKS	154
COMBUSTION AIR.....	155
DETERMINING HEATING SYSTEM CAPACITY	161
Introduction.....	161
Heating System Capacity Determination	162

HEATING EQUIPMENT CLASSIFICATIONS 162

INSPECTING HEATING SYSTEMS 164

GAS APPLIANCE CATEGORIES 164

GAS FORCED-AIR FURNACES 166

GAS FLOOR FURNACES AND OIL FLOOR FURNACES 172

GAS WALL FURNACES AND OIL WALL FURNACES 175

GAS ROOM HEATERS AND OIL ROOM HEATERS (VENTED)..... 177

GAS APPLIANCES AND OIL APPLIANCES (UNVENTED) 179

GAS DECORATIVE FIREPLACES AND OIL DECORATIVE FIREPLACES (VENTED).. 182

CATEGORY I GAS VENT SYSTEMS 184

SPECIAL GAS VENT SYSTEMS 198

OIL HEATING SYSTEMS 201

 Oil Burners..... 201

OIL VENT SYSTEMS 204

ELECTRIC HEATING SYSTEMS 208

 Electric Heating System Types 208

 Electric Central Forced-air Furnaces (Air Handlers)..... 208

 Distributed Electric Heaters (Baseboard Heaters) 211

 Electric Radiant Heating Systems 213

HOT WATER HEATING SYSTEMS 214

 Hot Water Boiler Components 216

STEAM HEATING SYSTEMS 223

 Introduction..... 223

 Steam Heating System Types 224

 Steam Heating System Operating Cycle 225

 Steam Heating Distribution Systems 225

 Steam Boiler Components 230

SOLID FUEL HEATING SYSTEMS 233

RELATED HEATING SYSTEM COMPONENTS 233

FUEL DISTRIBUTION SYSTEMS 235

4: PLUMBING SYSTEM 237

INSPECTION SCOPE..... 237

PLUMBING SYSTEM TERMS 237

WATER SERVICE AND DISTRIBUTION PIPES 243

 General Water Supply and DWV Pipe Installation Requirements 243

 Copper Tubing 246

 Chlorinated Polyvinyl Chloride (CPVC) 249

 Galvanized Steel 249

 PEX Tubing 251

 Polybutylene (PB) Tubing..... 253

 Other Water Pipes..... 254

Uncommon Water Pipes	254
Water Connectors	255
Water Valves.....	256
PLUMBING FIXTURES	258
Faucets and Similar Valves.....	258
Bathtubs	263
Showers and Tub/Showers.....	266
Sinks	271
Toilets, Bidets, Urinals	273
Other Fixtures	278
BACKFLOW PREVENTION	280
WATER TREATMENT DEVICES	282
HOT WATER CIRCULATION SYSTEMS.....	284
WELLS	285
FIRE SUPPRESSION (SPRINKLER) SYSTEMS.....	290
DOMESTIC HOT WATER SYSTEMS (DHW).....	290
DRAIN, WASTE, AND VENT PIPES (DWV)	307
Acrylonitrile Butadiene Styrene (ABS) Pipe.....	308
Cast Iron Pipe.....	309
Clay Sewer Pipe.....	311
Galvanized Steel Pipe	312
Orangeburg Sewer Pipe.....	312
Polyvinyl Chloride (PVC) Pipe.....	313
Uncommon DWV Pipes	315
Sewer Pipe Repair.....	316
DRAIN, WASTE, AND VENT (DWV) SYSTEM COMPONENTS	316
Traps and Fixture Drains.....	325
Plumbing Vents.....	330
Private Sewage Disposal Systems	338
Sewage Ejectors, Backwater Valves, Sump Pumps.....	342
FUEL STORAGE AND DISTRIBUTION SYSTEMS	347
5: FIREPLACES AND CHIMNEYS	366
INSPECTION SCOPE.....	366
FIREPLACE TERMS.....	367
MASONRY FIREPLACES	369
Fireplace Components	369
Fireplace Clearances to Combustibles.....	373
FIREPLACE OPERATING EFFECTIVENESS	374
Introduction.....	374
Combustion Air	375
Fireplace Doors	375

MASONRY CHIMNEYS 375
 Introduction..... 375
 Chimney Construction..... 376
 FACTORY-BUILT FIREPLACES AND CHIMNEYS 388
 Introduction..... 388
 Fireplace..... 389
 Chimney (Flue)..... 391
 GENERAL CHIMNEY ISSUES 394
 FIREPLACES INSERTS 397
 WOOD-BURNING STOVES 398
 CLEARANCE TO COMBUSTIBLES REDUCTION 402
6: KITCHEN APPLIANCES 404
 INSPECTION SCOPE..... 404
 APPLIANCE TERMS 404
 COOKTOP, RANGE, OVEN 405
 DISHWASHING MACHINE 410
 MICROWAVE OVEN AND EXHAUST HOOD 413
 FOOD-WASTE DISPOSER 416
 TRASH COMPACTOR..... 420
 REFRIGERATORS AND FREEZERS..... 421
GLOSSARY 424
**APPENDIX 1: ABOUT THE NATIONAL HOME
 INSPECTOR EXAMINATION 446**
 HOME INSPECTION REGULATION 446
 THE NATIONAL HOME INSPECTION EXAMINATION 446
 ONLINE PRACTICE EXAMINATION 447
**APPENDIX 2: THE NATIONAL HOME INSPECTOR
 CONTENT OUTLINE 448**
**APPENDIX 3: REFERENCES FOR THE NATIONAL
 HOME INSPECTOR EXAMINATION 459**

APPENDIX 4: SCHEDULING AND TAKING THE NATIONAL HOME INSPECTOR EXAMINATION460

A NOTE ABOUT BUILDING CODES.....	460
SUBJECT MATTER EXPERTS.....	460
EXAMINATION SCHEDULING PROCEDURES.....	460
Examination Fee.....	460
Internet Registration.....	461
Telephone Registration.....	461
Fax Registration.....	461
Mail Registration.....	461
Cancelling and Rescheduling an Appointment.....	462
Missed Appointment or Late Cancellation.....	462
Special Examination Arrangements.....	463
Examination Site Closing for an Emergency.....	463
Reporting to the Examination Site.....	463
Required Identification at the Examination Site.....	463
Examination Site Security.....	463
Orientation to the Examination Area.....	464
Pretest Questions.....	464
Examination Review.....	464
How the NHIE is Scored.....	464
Reporting the Candidate's Score.....	465
Using a Score Report.....	465
Duplicate Score Reports.....	465
Examination Center Policies.....	465

APPENDIX 5: STRATEGIES FOR SUCCESS WHEN TAKING HIGH-STAKES EXAMINATIONS 466

PURPOSE OF THIS APPENDIX.....	466
INTRODUCTION.....	466
HOW EXAMINATIONS ARE DEVELOPED.....	467
TYPES OF ITEMS ON AN EXAMINATION.....	469
COMPUTER ADMINISTERED EXAMINATIONS.....	470
CANDIDATE INFORMATION BULLETIN.....	470
ADMISSION LETTER.....	471

REDUCING TEST ANXIETY 471

 Examination Time472

 Item Strategies.....472

 Best Answer473

 Qualifiers 473

 Strategic Guessing 474

 What to do When Unsure..... 474

 At The End..... 475

 The Question/Comment Form..... 475

 Challenging Items on the Examination..... 475

 Summary..... 475

INDEX.....476