

September 20, 2007

Mr. John Smith  
123 Any Street  
Any Town, VA 12345

RE: 321 Your Street  
Your Town, VA 54321



Dear Mr. Smith:

At your request, a visual inspection of the above referenced property was conducted on August 30, 2007. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

### **SUMMARY OF AREAS REQUIRING FURTHER EVALUATION**

**IMPORTANT:** The Summary is provided to allow the reader a brief overview of the report. This page is not encompassing, and is not a substitute for reading the report in entirety. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

#### **GROUNDS**

DRIVEWAY:

*TYPE AND CONDITION:*

Appears satisfactory, Cracks noted are typical.

LANDSCAPING:

*CONDITION:*

Trim plants away from structure.

DECKS/BALCONY:

*CONDITION:*

Bolts missing on ledger board. Recommend repair by a licensed contractor.

## **EXTERIOR - FOUNDATION - BASEMENT**

### TRIM:

#### *TYPE/CONDITION:*

Wood. Some separation at gable end . Recommend repair by a licensed contractor.

### CHIMNEY:

#### *CONDITION:*

Deteriorated mortar, Advise spot tuck pointing also Unlined flue, Recommend repair and further inspection prior to use. Patch cracks in chimney cap.

### BASEMENT:

#### *CRAWL SPACE TYPE:*

Earth-to-Wood contact is found, Broken/sagging framing, Further evaluation by a structural engineer is recommended due to conditions viewed.

#### *CONDITION:*

Major cracking and bow in foundation wall, Deterioration noted to foundation walls is major. A Structural Engineer should be called to make further evaluation and recommendations as needed.

#### *BEAMS:*

Beam sagging and/or cracked.

#### *FLOOR JOISTS:*

Floor joists are sagging/cracked. Moisture/Rot noted.

#### *COLUMNS/SUPPORTS:*

Post is not properly secured.

#### *BASEMENT FLOOR:*

Dirt floor is noted. Recommend covering with a plastic vapor barrier.

## **ROOF SYSTEM**

### ATTIC AND INSULATION:

#### *ACCESSIBILITY AND CONDITION:*

Attic is full size, Conventional framing, Minor stains are noted.

#### *DEPTH*

5-6 inches, Insulation is somewhat compacted and the true R-factor at this point in time may be substantially less than that originally installed. Installation of additional insulation is recommended.

### ROOF:

#### *ROOF COVERING STATUS:*

Damaged or missing Shingles noted. Recommend repair by a licensed roofing contractor.

## **PLUMBING**

### MAIN LINE:

#### *CONDITION:*

Excessive corrosion and leaking is found near the main valve. Recommend repair by a licensed plumber.

### SUPPLY LINES:

#### *CONDITION:*

*Polybutylene pipe is leaking at fittings. Recommend repair by a licensed plumber.*

*It appears that the home contains polybutylene plumbing. Some polybutylene plumbing systems are the subject of Class Action lawsuits and settlements funded by the manufacturers. This home inspection report may provide supporting documentation needed to file a claim. A home inspection cannot determine if polybutylene pipes are about to leak simply by looking at the outside of them. Pipes deteriorate from the inside and can split under pressure. They can leak anytime without warning destroying furniture, family heirlooms, and even causing structural damage. Leaks can go unnoticed and lead to mold.*

*The condition of the polybutylene pipes and fittings cannot be determined by any inspection method since there are no visible signs of deterioration until failure occurs. There is no single course of action that is recommended for consumers with polybutylene plumbing. Many recommend replacing the entire system even if there have not been any problems. This course of action should be considered taking into account your personal level of risk aversion, the types of materials used, the age of the system, as well as past performance.*

*I cannot determine if the type of polybutylene plumbing system discovered qualifies for polybutylene Class Action settlements, which are due to wrap up in 2009. However, you can find out more by contacting the Consumer Plumbing Recovery Center at (800) 356-3496 or visiting their website at [www.pbpipe.com](http://www.pbpipe.com) <<http://www.pbpipe.com>>.*

#### WATER HEATER:

##### CONDITION:

Pressure relief valve extension is missing or ends prematurely. This is a SAFETY HAZARD. We recommend this extension be extended to 4 to 6 inches from floor. Be prepared to replace water heater in the not too distant future due to age.

#### **HEATING - AIR CONDITIONING**

##### PRIMARY HEATING SYSTEM CONDITION:

##### CONDITION:

Damage/Defects noted, Unit did not respond to controls, Corrosion is noted, Heater cabinet is scorched Recommend replacement by a licensed HVAC contractor.

##### AIR CONDITIONING:

##### RETURN AIR TEMPERATURE:

72 degrees.

##### SUPPLY AIR TEMPERATURE:

52 degrees.

##### AIR TEMPERATURE DROP:

20 degrees.

##### SYSTEM CONDITION:

Recommended temperature drop is 14 to 22 degrees. Appears satisfactory.

#### **ELECTRICAL SYSTEM**

##### SERVICE:

##### TYPE AND CONDITION:

120/240 volt, Overhead. Insulation is worn off exposing the neutral wire wrapping. Recommend replacement by a licensed electrician.

##### ELECTRICAL PANELS:

##### PANEL ISSUES:

Sub panel feed is double tapped at the main before the circuit breaker. This is a safety hazard and needs to be corrected by a licensed electrician.

*SUB PANEL NOTES:*

Sub panel appears to be bonded (Incorrect)--Advise repair by a licensed electrician.

SWITCHES & OUTLETS:

GFCI SAFETY OUTLETS:

Gfci safety outlets are missing in the kitchen near the sink--Advise installation.

**INTERIOR**

SMOKE / FIRE DETECTOR:

COMMENTS:

Recommend that new batteries be installed and tested at final walk through. This will insure that smoke detectors are functioning at occupancy.

**GARAGE - CARPORT**

FLOOR:

CONDITION:

Typical cracks noted, Appears satisfactory.

FIRE WALL:

CONDITION:

Attic access door is not fireproof. This is a safety hazard as the attic is open through to the home providing a path for fire to travel. Recommend installing fireproof access panel or installing a fire wall in attic by a licensed contractor.

**KITCHEN - APPLIANCES - LAUNDRY**

KITCHEN SINK:

TYPE AND CONDITION:

Stainless Steel, Leakage is present.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Electric, Combination, Free-standing, Recommend anti tipping device be installed for safety.

VENTILATION:

TYPE AND CONDITION:

Fan/Hood operational, Appears satisfactory.

DISHWASHER:

CONDITION:

Dishwasher is leaking from bottom. Recommend repair or replacement.

LAUNDRY:

CONDITION:

Vinyl dryer vent is installed behind the clothes dryer which is considered a fire hazard--Advise replacement with a metal vent duct.

WASHER AND DRYER:

CLOTHES WASHER:

Washer was not operated at the time of inspection. Recommend installing steel mesh hoses to eliminate the possibility of hose rupture in the future.

CLOTHES DRYER:

Dryer was not operated at the time of inspection.

## **BATHROOMS**

### Bathroom

#### *BATH VENTILATION AND OUTLETS:*

GFCI safety outlet did not trip when it was tested with a gfci outlet tester Recommend repair by a licensed electrician.

### Bathroom

#### *CONDITION OF SINK:*

Non Standard plumbing. Recommend repair by a licensed plumber.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

*Quality Pro Home Inspections Inc.*

**Confidential Inspection Report**  
**321 Your Street**  
**Your Town, VA 54321**

**Prepared for: Mr. John Smith**



**Prepared by: Quality Pro Home Inspections Inc.**  
**PO Box 199**  
**Rural Retreat, VA 24368**  
**276-613-4600 john@qualityprohomeinspections.com**

**This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.**



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## INSPECTION CONDITIONS

**Quality Pro Home Inspections Inc.**  
**PO Box 199**  
**Rural Retreat VA 24368**  
**276-613-4600 Fax 276-686-5592.**

Virginia State Certification # 3380 000358.

### CLIENT & SITE INFORMATION:

**FILE #:** SAMPLE REPORT.  
**DATE OF INSPECTION:** August 30, 2007.  
**TIME OF INSPECTION:** 9:00 AM.  
**CLIENT NAME:** Mr. John Smith.  
**MAILING ADDRESS:** 123 Any Street.  
**CLIENT CITY/ STATE/ZIP:** Any Town, VA 12345.  
**CLIENT PHONE #:** 123-456-1234.  
**CLIENT FAX #:**  
**INSPECTION SITE:** 321 Your Street.  
**INSPECTION SITE CITY/STATE/ ZIP:** Your Town, VA 54321.

### CLIMATIC CONDITIONS:

**WEATHER:** Clear.  
**SOIL CONDITIONS:** Dry.  
**APPROXIMATE OUTSIDE TEMPERATURE in F:** 80-90.

### BUILDING CHARACTERISTICS:

**MAIN ENTRY FACES:** South.  
**ESTIMATED AGE OF HOUSE:** 25 Years.  
**BUILDING TYPE:** 1 family.

**STORIES:** 2.  
**SPACE BELOW GRADE:** Crawl space.

**UTILITY SERVICES:**

**WATER SOURCE:** Private.  
**SEWAGE DISPOSAL:** Private.  
**UTILITIES STATUS:** All utilities on.

**OTHER INFORMATION:**

**AREA:** Rural.  
**HOUSE OCCUPIED?** Yes.  
**CLIENT PRESENT:** Yes.

**PAYMENT INFORMATION:**

**TOTAL FEE:** \$300.00.  
**PAID BY:** Check at time of inspection.

**REPORT LIMITATIONS**

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

**DRIVEWAY:**

**TYPE AND CONDITION:** Appears satisfactory, Cracks noted are typical.

**SIDEWALKS:**

**TYPE:** Concrete.  
**CONDITION:** Appears satisfactory.

**LANDSCAPING:**

**CONDITION:** Trim plants away from structure.



**GRADING:**

**SITE:** Steep slope.

**PATIO:**

**TYPE:** Paver/Tile.

**CONDITION:** Appears satisfactory.

**DECKS/BALCONY:**

**TYPE:** Wood.

**CONDITION:** Bolts missing on ledger board.  
Recommend repair by a licensed contractor.



**PATIO/PORCH COVER:**

**TYPE:** Same as structure.

**CONDITION:** Appears satisfactory.

## EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

### WALLS:

**MATERIAL:** Brick.  
**CONDITION:** Appears satisfactory.

### TRIM:

**TYPE/  
CONDITION:** Wood. Some separation at gable end . Recommend repair by a licensed contractor.



### EXTERIOR STAIRWAYS/LANDING:

**LANDING TYPE/  
CONDITION:** Concrete. Appears satisfactory.  
**STAIRWAY TYPE/  
CONDITION:** Concrete with tile. Appears satisfactory.  
**EXTERIOR  
DOORS:** Appears satisfactory.  
**STORM DOOR:** Appears satisfactory.

**CHIMNEY:**

**MATERIAL:** Brick. Concrete block.



**CONDITION:** Deteriorated mortar, Advise spot tuck pointing also Unlined flue, Recommend repair and further inspection prior to use. Patch cracks in chimney cap.

**BASEMENT:**

**ACCESSIBILITY:** Crawl space is fully accessible.

**CRAWL SPACE**

**TYPE:** Earth-to-Wood contact is found, Broken/sagging framing, Further evaluation by a structural engineer is recommended due to conditions viewed.



**BASEMENT  
FOUNDATION  
WALLS - TYPE:**

Concrete block.

**CONDITION:**

Major cracking and bow in foundation wall, Deterioration noted to foundation walls is major. A Structural Engineer should be called to make further evaluation and recommendations as needed.

**BEAMS:** Beam sagging and/or cracked.



**FLOOR JOISTS:** Floor joists are sagging/cracked. Moisture/Rot noted.



**COLUMNS/  
SUPPORTS:** Post is not properly secured.



**BASEMENT  
FLOOR:**

Dirt floor is noted. Recommend covering with a plastic vapor barrier.



## ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

### **ATTIC AND INSULATION:**

**ACCESSIBILITY**

**AND CONDITION:** Attic is full size, Conventional framing, Minor stains are noted.

**ATTIC  
VENTILATION/  
TYPE/**

**CONDITION:** Ridge vents, Soffit vents, Appears satisfactory.

**INSULATION  
TYPE AND**

**CONDITION:** Fiberglass batts.

**DEPTH**

5-6 inches, Insulation is somewhat compacted and the true R-factor at this point in time may be substantially less than that originally installed. Installation of additional insulation is recommended.

### **ROOF:**

**STYLE:** Gable.

**TYPE:** Composition shingles.

**ROOF ACCESS:** Walked on roof.

**ROOF COVERING  
STATUS:**

Damaged or missing Shingles noted. Recommend repair by a licensed roofing contractor.





**EXPOSED FLASHINGS:**

**TYPE AND  
CONDITION:**        Appears satisfactory.

**GUTTERS & DOWNSPOUTS:**

**GUTTER TYPE &  
CONDITION:**        Full, Metal, Appears satisfactory.

**DOWNSPOUT  
TYPE &  
CONDITION:**        Metal, Appears satisfactory.

## PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

### MAIN LINE:

**LOCATION/TYPE:** Basement.

**CONDITION:** Excessive corrosion and leaking is found near the main valve.  
Recommend repair by a licensed plumber.



### SUPPLY LINES:

**MATERIAL:** Plastic.

**CONDITION:** *Polybutylene pipe is leaking at fittings. Recommend repair by a licensed plumber.*



*It appears that the home contains polybutylene plumbing. Some polybutylene plumbing systems are the subject of Class Action lawsuits and settlements funded by the manufacturers. This home inspection report may provide supporting documentation needed to file a claim. A home inspection cannot determine if polybutylene pipes are about to leak simply by looking at the outside of them. Pipes deteriorate from the inside and can split under pressure. They can leak anytime without warning destroying furniture, family heirlooms,*



*and even causing structural damage. Leaks can go unnoticed and lead to mold. The condition of the polybutylene pipes and fittings cannot be determined by any inspection method since there are no visible signs of deterioration until failure occurs. There is no single course of action that is recommended for consumers with polybutylene plumbing. Many recommend replacing the entire system even if there have not been any problems. This course of action should be considered taking into account your personal level of risk aversion, the types of materials used, the age of the system, as well as past performance. I cannot determine if the type of polybutylene plumbing system discovered qualifies for polybutylene Class Action settlements, which are due to wrap up in 2009. However, you can find out more by contacting the Consumer Plumbing Recovery Center at (800) 356-3496 or visiting their website at [www.pbpipe.com](http://www.pbpipe.com) <<http://www.pbpipe.com>>.*



**WASTE LINES:**

**MATERIAL:** Plastic.  
**CONDITION:** Appears satisfactory.

**HOSE FAUCETS:**

**OPERATION:** Appears satisfactory.

**WATER HEATER:**

**TYPE:** Electric.  
**SIZE** 50 Gallons.  
**LOCATION:** Utility room.

**CONDITION:** Pressure relief valve extension is missing or ends prematurely. This is a SAFETY HAZARD. We recommend this extension be extended to 4 to 6 inches from floor. Be prepared to replace water heater in the not too distant future due to age.



**HEATING - AIR CONDITIONING**

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

**HEATING SYSTEM DESCRIPTION:**

**LOCATION OF PRIMARY UNIT:** Crawlspace.



**SYSTEM TYPE:** Forced Air.  
**FUEL TYPE AND NOTES:** Oil.  
**MAIN DISCONNECT:** Appears satisfactory.

**PRIMARY HEATING SYSTEM CONDITION:**

**CONDITION:** Damage/Defects noted, Unit did not respond to controls, Corrosion is noted, Heater cabinet is scorched Recommend replacement by a licensed HVAC contractor.

**AIR CONDITIONING:**

**TYPE:** Central.  
**POWER SOURCE:** 220 Volt, Electrical disconnect present.  
**COMPRESSOR AGE IN YEARS:** 1 Year.  
**RETURN AIR TEMPERATURE:** 72 degrees.

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**SUPPLY AIR**

**TEMPERATURE:** 52 degrees.

**AIR**

**TEMPERATURE**

**DROP:** 20 degrees.

**SYSTEM**

**CONDITION:** Recommended temperature drop is 14 to 22 degrees. Appears satisfactory.

**NORMAL**

**CONTROLS:** Appears satisfactory.

**DUCTWORK:**

**TYPE:** Flexible Round.

**DUCTS/AIR**

**SUPPLY:** Appears satisfactory.

## ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

### SERVICE:

**TYPE AND**

**CONDITION:**

120/240 volt, Overhead. Insulation is worn off exposing the neutral wire wrapping. Recommend replacement by a licensed electrician.





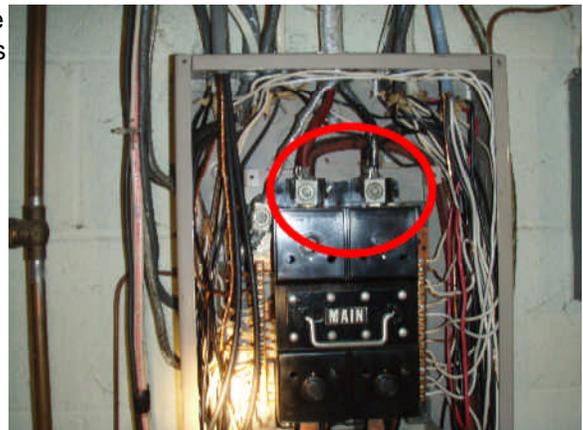
**ELECTRICAL PANELS:**

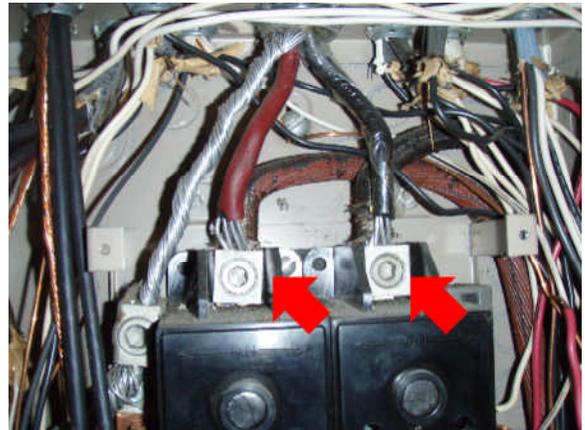
**MAIN PANEL  
LOCATION AND  
NOTES:**

Utility Area, 200 amp main breaker.



**PANEL ISSUES:** Sub panel feed is double tapped at the main before the circuit breaker. This is a safety hazard and needs to be corrected by a licensed electrician.





**MAIN SERVICE  
GROUNDING**

**LOCATION/  
CONDITION:**

Appears satisfactory.

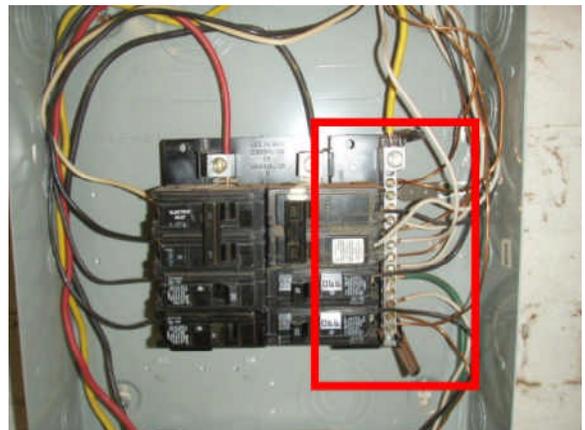
**SUBPANEL #1**

**LOCATION:**

Utility room.

**SUB PANEL  
NOTES:**

Sub panel appears to be bonded  
(Incorrect)--Advise repair by a licensed  
electrician.



**CONDUCTORS:**

**ENTRANCE**

**CABLES:** Aluminum- OK.

**BRANCH**

**WIRING:** Copper.

**SWITCHES & OUTLETS:**

**CONDITION:** Appears satisfactory.

**GFCI SAFETY**

**OUTLETS:** Gfci safety outlets are missing in the kitchen near the sink--Advise installation.

**INTERIOR**

**LIGHTS AND**

**NOTES** Appears satisfactory.

## INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

### DOORS:

#### ENTRANCE

**DOOR:** Appears satisfactory.

**STORM DOOR:** Appears satisfactory.

**SLIDING DOOR:** Appears satisfactory.

#### SLIDING SCREEN

**DOOR:** Appears satisfactory.

#### INTERIOR

**DOORS:** Appears satisfactory.

#### EXTERIOR

**DOORS:** Appears satisfactory.

**CLOSET DOORS:** Appears satisfactory.

### WINDOWS:

#### TYPE &

**CONDITION:** Clad-Metal/Vinyl, Insulated glass, Double hung, Appears satisfactory.

#### WINDOW

**SCREENS:** Appears satisfactory.

### INTERIOR WALLS:

#### MATERIAL &

**CONDITION:** Drywall, Appears satisfactory.

### CEILINGS:

#### TYPE &

**CONDITION:** Drywall, Appears satisfactory.

**CEILING FANS :** Appears satisfactory.

### FLOORS:

#### TYPE &

**CONDITION:** Wood, Vinyl, Carpet. Appears satisfactory.

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**STAIRS & HANDRAILS:**

**CONDITION:** Appears satisfactory.

**SMOKE / FIRE DETECTOR:**

**COMMENTS:** Recommend that new batteries be installed and tested at final walk through. This will insure that smoke detectors are functioning at occupancy.

**DOOR BELL :**

**DOORS:** Appears satisfactory.

## GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

**TYPE:**

**LOCATION:** Attached.

**ROOF:**

**CONDITION:** Same as house.

**FLOOR:**

**CONDITION:** Typical cracks noted, Appears satisfactory.

**FIRE WALL:**

**CONDITION:** Attic access door is not fireproof. This is a safety hazard as the attic is open through to the home providing a path for fire to travel. Recommend installing fireproof access panel or installing a fire wall in attic by a licensed contractor.



**GARAGE DOOR(S):**

**CONDITION:** Appears satisfactory.

## KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### KITCHEN SINK:

**TYPE AND**

**CONDITION:**

Stainless Steel, Leakage is present.



### RANGE/COOK TOP AND OVEN:

**TYPE/**

**CONDITION:**

Electric, Combination, Free-standing, Recommend anti tipping device be installed for safety.

### VENTILATION:

**TYPE AND**

**CONDITION:**

Fan/Hood operational, Appears satisfactory.

### REFRIGERATOR:

**CONDITION:**

Electric, Older model appliance, Appears satisfactory.

**DISHWASHER:**

**CONDITION:** Dishwasher is leaking from bottom.  
Recommend repair or replacement.



**GARBAGE DISPOSAL:**

**CONDITION:** Appears satisfactory.

**INTERIOR COMPONENTS:**

**COUNTERS/  
CABINETS AND  
DRAWERS:**

Appears satisfactory, with minor wear or cracking.

**WALLS/CEILINGS/  
FLOORS:**

Appears satisfactory.

**WINDOWS/  
DOORS:**

Appears satisfactory.

**SWITCHES/LIGHT  
FIXTURES/  
OUTLETS:**

Appears satisfactory.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

**LAUNDRY:**

**LOCATION:** Rear porch.

**CONDITION:** Vinyl dryer vent is installed behind the clothes dryer which is considered a fire hazard--Advise replacement with a metal vent duct.



**UTILITY SINK:**

**CONDITION:** Appears satisfactory.

**WASHER AND DRYER:**

**CLOTHES  
WASHER:**

Washer was not operated at the time of inspection. Recommend installing steel mesh hoses to eliminate the possibility of hose rupture in the future.



**CLOTHES  
DRYER:**

Dryer was not operated at the time of inspection.

## BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

### Bathroom

**BATH LOCATION:** Hall.

**CONDITION OF SINK:** Appears satisfactory.

**CONDITION OF TOILET:** Appears satisfactory.

**TUB/SHOWER PLUMBING FIXTURES:** Appears satisfactory.

**TUB/SHOWER/ DOOR AND WALLS:** Appears satisfactory.

**BATH VENTILATION AND OUTLETS:** GFCI safety outlet did not trip when it was tested with a gfci outlet tester Recommend repair by a licensed electrician.



### Bathroom

**BATH LOCATION:** Master bedroom.

**CONDITION OF SINK:**

Non Standard plumbing. Recommend repair by a licensed plumber.



**CONDITION OF TOILET:**

Appears satisfactory.

**TUB/SHOWER PLUMBING FIXTURES:**

Appears satisfactory.

**TUB/SHOWER/ DOOR AND WALLS:**

Appears satisfactory.

**BATH VENTILATION AND OUTLETS:**

Appears satisfactory.

The Standards of Practice and Code of Ethics of  
THE AMERICAN SOCIETY OF HOME INSPECTORS®



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## HOME INSPECTION

Home inspections were being performed in the mid 1950s, and by the early 1970s were considered by many consumers to be essential to the real estate transaction. The escalating demand was due to a growing desire by homebuyers to learn about the condition of a house prior to purchase. Meeting the expectations of consumers required a unique discipline, distinct from construction, engineering, architecture, or municipal building inspection. As such, home inspection requires its own set of professional guidelines and qualifications. The American Society of Home Inspectors (ASHI) formed in 1976 and established the ASHI Standards of Practice and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate, objective information.

### American Society of Home Inspectors

As the oldest, largest and highest profile organization of home inspectors in North America, ASHI takes pride in its position of leadership. Its Membership works to build public awareness of home inspection and to enhance the technical and ethical performance of home inspectors.

### Standards of Practice

The ASHI Standards of Practice guide home inspectors in the performance of their inspections. Subject to regular review, the Standards of Practice reflect information gained through surveys of conditions in the field and of the consumers' interests and concerns. Vigilance has elevated ASHI's Standards of Practice so that today they are the most widely-accepted home inspection guidelines in use and are recognized by many government and professional groups as the definitive standard for professional performance.

### Code of Ethics

ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a strictly fair, impartial, and professional manner, avoiding conflicts of interest.

### ASHI Membership

Selecting the right home inspector can be as important as finding the right home. ASHI Members have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standards of Practice. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standards of Practice and Code of Ethics. Membership in the American Society of Home Inspectors is well-earned and maintained only through meeting requirements for continuing education.

**Find local ASHI Members by calling 1-800-743-2744 or visiting the ASHI Web site at [www.ashi.org](http://www.ashi.org).**

Distribution of this material is not an indication of ASHI® Membership. For a free listing of the Membership go to "Find an Inspector" at [www.ashi.org](http://www.ashi.org). To obtain additional copies or request permission to reprint The ASHI® Standards of Practice and Code of Ethics, contact:

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# ASHI STANDARDS OF PRACTICE

## 1. INTRODUCTION

The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private home inspectors. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

## 2. PURPOSE AND SCOPE

**2.1** The purpose of the Standards of Practice is to establish a minimum and uniform standard for home inspectors who subscribe to these Standards of Practice. Home inspections performed to these Standards of Practice are intended to provide the client with objective information regarding the condition of the systems and components of the home as inspected at the time of the home inspection. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home inspection is provided for emphasis only.

### 2.2 Inspectors shall:

**A.** adhere to the Code of Ethics of the American Society of Home Inspectors.

**B.** inspect readily accessible, visually observable, installed systems and components listed in these Standards of Practice.

**C.** report:

1. those systems and components inspected that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives.
2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.C.1, or items needing further evaluation. (Per Exclusion 13.2.A.5 inspectors are NOT required to determine methods, materials, or costs of corrections.)
3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.C.1, that are not self-evident.
4. systems and components designated for inspection in these Standards of Practice that were present at the time of the home inspection but were not inspected and the reason(s) they were not inspected.

### 2.3 These Standards of Practice are not intended to limit inspectors from:

**A.** including other inspection services or systems and components in addition to those required in Section 2.2.B.

**B.** designing or specifying repairs, provided the inspector is appropriately qualified and willing to do so.

**C.** excluding systems and components from the inspection if requested by the client.

## 3. STRUCTURAL COMPONENTS

### 3.1 The inspector shall:

**A.** inspect:

1. structural components including the foundation and framing.
2. by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible or presumed to exist.

**B.** describe:

1. the methods used to inspect under-floor crawl spaces and attics.
2. the foundation.
3. the floor structure.
4. the wall structure.
5. the ceiling structure.
6. the roof structure.

### 3.2 The inspector is NOT required to:

**A.** provide any engineering or architectural services or analysis.

**B.** offer an opinion as to the adequacy of any structural system or component.

## 4. EXTERIOR

### 4.1 The inspector shall:

**A.** inspect:

1. siding, flashing and trim.
2. all exterior doors.
3. attached or adjacent decks, balconies, stoops, steps, porches, and their associated railings.
4. eaves, soffits, and fascias where accessible from the ground level.
5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.
6. adjacent or entryway walkways, patios, and driveways.

**B.** describe:

1. siding.

EXTERIOR 4.2, Continued

- 4.2 The inspector is NOT required to inspect:**
- A. screening, shutters, awnings, and similar seasonal accessories.
  - B. fences.
  - C. geological and/or soil conditions.
  - D. recreational facilities.
  - E. outbuildings other than garages and carports.
  - F. seawalls, break-walls, and docks.
  - G. erosion control and earth stabilization measures.

**5. ROOFING**

- 5.1 The inspector shall:**
- A. inspect:
    - 1. roofing materials.
    - 2. roof drainage systems.
    - 3. flashing.
    - 4. skylights, chimneys, and roof penetrations.
  - B. describe:
    - 1. roofing materials.
    - 2. methods used to inspect the roofing.

- 5.2 The inspector is NOT required to inspect:**
- A. antennae.
  - B. interiors of flues or chimneys that are not readily accessible.
  - C. other installed accessories.

**6. PLUMBING**

- 6.1 The inspector shall:**
- A. inspect:
    - 1. interior water supply and distribution systems including all fixtures and faucets.
    - 2. drain, waste, and vent systems including all fixtures.
    - 3. water heating equipment and hot water supply system.
    - 4. vent systems, flues, and chimneys.
    - 5. fuel storage and fuel distribution systems.
    - 6. drainage sumps, sump pumps, and related piping.
  - B. describe:
    - 1. water supply, drain, waste, and vent piping materials.
    - 2. water heating equipment including energy source(s).
    - 3. location of main water and fuel shut-off valves.

- 6.2 The inspector is NOT required to:**
- A. inspect:
    - 1. clothes washing machine connections.
    - 2. interiors of flues or chimneys that are not readily accessible.
    - 3. wells, well pumps, or water storage related equipment.
    - 4. water conditioning systems.
    - 5. solar water heating systems.
    - 6. fire and lawn sprinkler systems.
    - 7. private waste disposal systems.
  - B. determine:
    - 1. whether water supply and waste disposal systems are public or private.
    - 2. water supply quantity or quality.
  - C. operate automatic safety controls or manual stop valves.

**7. ELECTRICAL**

- 7.1 The inspector shall:**
- A. inspect:
    - 1. service drop.
    - 2. service entrance conductors, cables, and raceways.
    - 3. service equipment and main disconnects.
    - 4. service grounding.
    - 5. interior components of service panels and sub panels.
    - 6. conductors.
    - 7. overcurrent protection devices.
    - 8. a representative number of installed lighting fixtures, switches, and receptacles.
    - 9. ground fault circuit interrupters.
  - B. describe:
    - 1. amperage and voltage rating of the service.
    - 2. location of main disconnect(s) and sub panels.
    - 3. presence of solid conductor aluminum branch circuit wiring.
    - 4. presence or absence of smoke detectors.
    - 5. wiring methods.

- 7.2 The inspector is NOT required to:**
- A. inspect:
    - 1. remote control devices.
    - 2. alarm systems and components.
    - 3. low voltage wiring systems and components.
    - 4. ancillary wiring systems and components. not a part of the primary electrical power distribution system.
  - B. measure amperage, voltage, or impedance.

Continued

## 8. HEATING

### 8.1 The inspector shall:

- A. open readily openable access panels.
- B. inspect:
  - 1. installed heating equipment.
  - 2. vent systems, flues, and chimneys.
- C. describe:
  - 1. energy source(s).
  - 2. heating systems.

### 8.2 The inspector is NOT required to:

- A. inspect:
  - 1. interiors of flues or chimneys that are not readily accessible.
  - 2. heat exchangers.
  - 3. humidifiers or dehumidifiers.
  - 4. electronic air filters.
  - 5. solar space heating systems.
- B. determine heat supply adequacy or distribution balance.

## 9. AIR CONDITIONING

### 9.1 The inspector shall:

- A. open readily openable access panels.
- B. inspect:
  - 1. central and through-wall equipment.
  - 2. distribution systems.
- C. describe:
  - 1. energy source(s).
  - 2. cooling systems.

### 9.2 The inspector is NOT required to:

- A. inspect electronic air filters.
- B. determine cooling supply adequacy or distribution balance.
- C. inspect window air conditioning units.

## 10. INTERIORS

### 10.1 The inspector shall inspect:

- A. walls, ceilings, and floors.
- B. steps, stairways, and railings.
- C. countertops and a representative number of installed cabinets.
- D. a representative number of doors and windows.
- E. garage doors and garage door operators.

### 10.2 The inspector is NOT required to inspect:

- A. paint, wallpaper, and other finish treatments.
- B. carpeting.
- C. window treatments.
- D. central vacuum systems.
- E. household appliances.
- F. recreational facilities.

## 11. INSULATION & VENTILATION

### 11.1 The inspector shall:

- A. inspect:
  - 1. insulation and vapor retarders in unfinished spaces.
  - 2. ventilation of attics and foundation areas.
  - 3. mechanical ventilation systems.
- B. describe:
  - 1. insulation and vapor retarders in unfinished spaces.
  - 2. absence of insulation in unfinished spaces at conditioned surfaces.

### 11.2 The inspector is NOT required to disturb insulation.

See 13.2.A.11 and 13.2.A.12.

## 12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

### 12.1 The inspector shall:

- A. inspect:
  - 1. system components.
  - 2. chimney and vents.
- B. describe:
  - 1. fireplaces and solid fuel burning appliances.
  - 2. chimneys.

### 12.2 The inspector is NOT required to:

- A. inspect:
  - 1. interiors of flues or chimneys.
  - 2. firescreens and doors.
  - 3. seals and gaskets.
  - 4. automatic fuel feed devices.
  - 5. mantles and fireplace surrounds.
  - 6. combustion make-up air devices.
  - 7. heat distribution assists (gravity fed and fan assisted).
- B. ignite or extinguish fires.
- C. determine draft characteristics.
- D. move fireplace inserts and stoves or firebox contents.

Continued

### 13. GENERAL LIMITATIONS AND EXCLUSIONS

#### 13.1 General limitations:

**A.** The inspector is NOT required to perform any action or make any determination not specifically stated in these Standards of Practice.

**B.** Inspections performed in accordance with these Standards of Practice:

1. are not technically exhaustive.
2. are not required to identify concealed conditions, latent defects, or consequential damage(s).

**C.** These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

#### 13.2 General exclusions:

**A. Inspectors are NOT required to determine:**

1. conditions of systems or components that are not readily accessible.
2. remaining life expectancy of any system or component.
3. strength, adequacy, effectiveness, or efficiency of any system or component.
4. the causes of any condition or deficiency.
5. methods, materials, or costs of corrections.
6. future conditions including but not limited to failure of systems and components.
7. the suitability of the property for any specialized use.
8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
9. market value of the property or its marketability.
10. the advisability of 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 including molds or mold-like substances.
12. the presence of any environmental hazards including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water, and air.
13. the effectiveness of any system installed or method utilized to control or remove suspected hazardous substances.
14. operating costs of systems or components.
15. acoustical properties of any system or component.
16. soil conditions relating to geotechnical or hydrologic specialties.

**B. Inspectors are NOT required to offer:**

1. or perform any act or service contrary to law.
2. or perform engineering services.
3. or perform any trade or any professional service other than home inspection.
4. warranties or guarantees of any kind.

**C. Inspectors are NOT required to operate:**

1. any system or component that is shut down or otherwise inoperable.
2. any system or component that does not respond to normal operating controls.
3. shut-off valves or manual stop valves.

**D. Inspectors are NOT required to enter:**

1. any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. under-floor crawl spaces or attics that are not readily accessible.

**E. Inspectors are NOT required to inspect:**

1. underground items including but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
2. items that are not installed.
3. installed decorative items.
4. items in areas that are not entered in accordance with 13.2.D.
5. detached structures other than garages and carports.
6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

**F. Inspectors are NOT required to:**

1. perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components.
2. describe or report on any system or component that is not included in these Standards and was not inspected.
3. move personal property, furniture, equipment, plants, soil, snow, ice, or debris.
4. dismantle any system or component, except as explicitly required by these Standards of Practice.

## ASHI STANDARDS OF PRACTICE GLOSSARY OF ITALICIZED TERMS

### **Alarm Systems**

Warning devices installed or freestanding including but not limited to smoke detectors, carbon monoxide detectors, flue gas, and other spillage detectors, and security equipment

### **Automatic Safety Controls**

Devices designed and installed to protect systems and components from unsafe conditions

### **Component**

A part of a system

### **Decorative**

Ornamental; not required for the proper operation of the essential systems and components of a home

### **Describe**

To identify (in writing) a system or component by its type or other distinguishing characteristics

### **Dismantle**

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 maintenance

### **Engineering**

The application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus

### **Further Evaluation**

Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home inspection

### **Home Inspection**

The process by which an inspector visually examines the readily accessible systems and components of a home and which describes those systems and components in accordance with these Standards of Practice

### **Household Appliances**

Kitchen, laundry, and similar appliances, whether installed or free-standing

### **Inspect**

To examine any system or component of a building in accordance with these Standards of Practice, using normal operating controls and opening readily openable access panels

### **Inspector**

A person hired to examine any system or component of a building in accordance with these Standards of Practice

### **Installed**

Attached such that removal requires tools

### **Normal Operating Controls**

Devices such as thermostats, switches, or valves intended to be operated by the homeowner

### **Readily Accessible**

Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action that will likely involve risk to persons or property

### **Readily Openable Access Panel**

A panel provided for homeowner inspection and maintenance that is readily accessible, within normal reach, can be removed by one person, and is not sealed in place

### **Recreational Facilities**

Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment, and associated accessories

### **Report**

Communicate in writing

### **Representative Number**

One component per room for multiple similar interior components such as windows, and electric receptacles; one component on each side of the building for multiple similar exterior components

### **Roof Drainage Systems**

Components used to carry water off a roof and away from a building

### **Shut Down**

A state in which a system or component cannot be operated by normal operating controls

### **Siding**

Exterior wall covering and cladding; such as: aluminum, asphalt, brick, cement/asbestos, EIFS, stone, stucco, veneer, vinyl, wood, etc.

### **Solid Fuel Burning Appliances**

A hearth and fire chamber or similar prepared place in which a fire may be built and that 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

### **Structural Component**

A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

### **System**

A combination of interacting or interdependent components, assembled to carry out one or more functions.

### **Technically Exhaustive**

An investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

### **Under-floor Crawl Space**

The area within the confines of the foundation and between the ground and the underside of the floor

### **Unsafe**

A condition in a readily accessible, installed system or component that is judged to be a significant risk of bodily 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

### **Wiring Methods**

Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable, or knob and tube, etc.



# ASHI® CODE OF ETHICS

## For the Home Inspection Profession

Integrity, honesty, and objectivity are fundamental principles embodied by this Code, which sets forth obligations of ethical conduct for the home inspection profession. The Membership of ASHI has adopted this Code to provide high ethical standards to safeguard the public and the profession.

Inspectors shall comply with this Code, shall avoid association with any enterprise whose practices violate this Code, and shall strive to uphold, maintain, and improve the integrity, reputation, and practice of the home inspection profession.

### **1. Inspectors shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.**

- A. Inspectors shall not inspect properties for compensation in which they have, or expect to have, a financial interest.
- B. Inspectors shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.
- C. Inspectors shall not 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.
- D. Inspectors shall not receive compensation for an inspection from more than one party unless agreed to by the client(s).
- E. Inspectors shall not accept compensation, directly or indirectly, for recommending contractors services, or products to inspection clients or other parties having an interest in inspected properties.
- F. Inspectors shall not repair, replace, or upgrade, for compensation, systems or components covered by ASHI Standards of Practice, for one year after the inspection.

### **2. Inspectors shall act in good faith toward each client and other interested parties.**

- A. Inspectors shall perform services and express opinions based on genuine conviction and only within their areas of education, training, or experience.
- B. Inspectors shall be objective in their reporting and not knowingly understate or overstate the significance of reported conditions.
- C. Inspectors shall not disclose inspection results or client information without client approval. Inspectors, at their discretion, may disclose observed immediate safety hazards to occupants exposed to such hazards, when feasible.

### **3. Inspectors shall avoid activities that may harm the public, discredit themselves, or reduce public confidence in the profession.**

- A. Advertising, marketing, and promotion of inspectors' services or qualifications shall not be fraudulent, false, deceptive, or misleading.
- B. Inspectors shall report substantive and willful violations of this Code to the Society.