

Mary & Tom Sullivan

123 Any Street

Myrtle Beach, SC

Tidelands Complete Home Inspections

www.TidelandsCHI.com
843-970-3111



Client: Mary & Tom Sullivan
Buyer's Agent: I. Sell Houses
Address: 125 Any Street
City/Town: Myrtle Beach, SC 29440

Date: January 2, 2017
Time: 10:00 am
Weather: 38 F, Overcast
Inspector: Tom Cameron SC License # RBI 49149
Inspection Type: Detached
Property Age: 1950

Subject: Home Inspection Report- Conclusions

This house was found in solid shape. A few major items were found and these should probably be fixed by the seller. The rest can be considered minor and/or cosmetic.

The building is supported on concrete spread footings, continuous about the perimeter with pier footings inside to support interior loads. Piers made of brick masonry units extend from grade elevation to the first wood framing system, that of a network of dimensional lumber wood joists that support a plywood floor deck.

Walls are generally concealed by finishes, inside and out, but are assumed to be constructed with 2x4 studs. Moisture readings were taken from the interior side of exterior walls in various places. Moisture levels were found to be in the mid-normal range unless otherwise noted herein.

The roof system is constructed of rafters attached to a ridge board supporting a deck of boards, felt and roofing material. This home has a gable roof covered with asphalt shingles and is in good condition. The roof was observed from the ground using camera magnification and from above. There are no gutters attached to the house.

The exterior finish system of this home consists of brick veneer which was found in generally good condition. There are areas along the northeast and the northwest sides of the house where moss is growing on the lower portion on the brick veneer. The back stairway off of the side exit porch is missing 1 brick.

The electrical system is a 200 amp service. The meter was located on the left of the house with Santee Cooper Electric Utility main feeder lines run underground. The service panel is located outside of the house to the right of the meter. It consists of four breakers which all must be switched off to shut off the power to the house and appliances.

The distribution sub-panel is located in the back porch closet. It was found with a black wire attached to the neutral bar. That is not allow. There were also three sets of neutral wires that were double tapped in the neutral bar and the green bonding screw was still in the panel. The green bonding screw is for bonding the neutral bar to the cabinet when the cabinet is used as the main panel. It should be removed when the cabinet is used as a sub-panel. Recommend consulting an electrician.

Many outlets were found to have an open ground which is to be expected in a house of this age. All GFCI outlets in the kitchen and bathrooms operated correctly.

All outdoor outlets should be GFCI protected. The GFCI outlet in the front of the house did not trip when tested. The outlet on the back left side of the house and the outlet on the back porch under the bedroom window did not have power. Otherwise all outside outlets had power but were not GFCI.

GFCI protection is a significant safety feature. Consider adding or repairing GFCI protection for the outdoor outlets. Recommend consulting an electrician about outdoor GFCI outlets and inside distribution panel issues.

The Rheem HVAC system was found to be operational in heat mode. I did not test the cooling due to the temp being just over freezing. Data plate has a manufacture date of 11/2016 and an overall rated capacity of 2.5 tons. A 11/16 manufacture date would make the unit less than 2 years old. The typical lifespan of a HVAC unit is 13-15 years. The rule of thumb for tonnage is 1 ton per 700 square feet. The property is listed at around 2,200 square feet. A 2.5 ton unit may be slightly undersized for that square footage.

The natural gas meter is located at the rear of the house next to the HVAC unit. The house is heated by a natural gas furnace. The furnace was started and performed as expected. The difference between return air and supply air temperatures was in the expected range.

Twice yearly service is recommended for residential HVAC systems.

The air handler is located in the crawl space. It is insulated and also surrounded by ductwork. I could not access the unit's data plate and therefore cannot describe.

The insulation on the HVAC duct work in the crawl space needs to be repair and/or replaced. There are places where the insulation has completely fallen off. In addition there is no insulation under the first floor decking in the crawl space. Proper insulation of both the duct work and under the first floor decking would reduced the heating burden of the furnace and lower fuel cost.

Found very small amount of non-active termite damage in the crawl space under the left front room. Could not access all of crawl space due to duct work. Also some old water stains on some of the joises. All moisture samples taken in the crawl space were in normal range, 10-16%.

The vapor barrier in the crawl space is damaged or missing in some places.

Doors appeared in good condition generally, to have appropriate hardware and door stops unless otherwise noted.

All windows opened and locked property. Panes were clear. Some of the outsides window trim needs to re-caulked and painted. Upstairs rear left bedroom window sill needs to be repaired.

The plumbing system appeared in good order. The water meter is located near the front property boundary. Valve box and cover in good condition.

The water heater is located in the closet below the stairway and it was functioning normally. It was found that the discharge pipe for the TPR valve went through the floor into the crawl space. The proper method is that the pipe should discharge to a termination point that is readily observable by the building occupants so that in the event it was to activate it would be noticed by the building occupants and a qualified service technician could be called in to inspect the unit.

Piping observed was in generally good condition. Fixtures were run briefly and were found to function more or less properly with adequate supply flow rates, drain velocities, complete flushes, etc. unless otherwise noted.

I could not get access to the full attic. What I could inspect was dry and did not show any signs of moisture. It had rained heavy the day before the inspection so any active leaks should have been seen.

Major defects are those in which repairs are necessary to place the heating systems, air conditioning systems, electrical systems, plumbing systems, water supply systems, water waste systems to be conveyed in operative condition, to make the roof free of leaks, to address environmental concerns and to make the improvements structurally sound. *The seller may be obliged to repair these items.* Refer to your real estate contract for the actual language related to repairs.

Major Defects

1. Distribution sub-panel in back porch storage closet. Black wire attached to neutral bar. Not allowed.
Recommend having an electrician evaluate.
2. Distribution sub-panel in back porch storage closet. Wires double tapped in the neutral bar.
Recommend having an electrician evaluate.
3. The garage door safety reverse mechanism failed.
4. Duct work insulation in crawl space needs to be repaired/replaced.
5. There is no insulation under the first floor decking in the crawl space.
6. Toilet in 2nd floor bathroom rocks and needs to be secured to the floor
7. Rear Left bedroom dormer sill needs to be repaired starting to rot.
8. Wiring in the crawl space that is loose, should be secured to floor joise
9. Out door outlets should be GFCI.
10. Wiring in the attic that should be secured to the wall.

Minor issues are often cosmetic, or deal with operational glitches, such as sticking doors and windows, inoperative or improperly operating equipment or hairline cracking in wallboard or concrete, to name a few. While some of these can be important, the seller may not be obliged to repair them. Your inspector includes them in the report to give you an idea of the home's general condition, not to constitute a comprehensive and exhaustive punch list. Consult with your agent about how to proceed.

Minor issues

11. Missing brick on side exit porch steps.
12. Upstairs right bedroom. The left side closet does not latch.
13. High loop missing on dish washer drain
14. The discharge pipe for the TPR valve terminates throught the floor into the crawl space.
15. Cracking between the wall and the ceiling in the left upstairs bedroom closet. Normal settling for a house

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Myrtle Beach, SC

of this age. Caulk and paint.

16. Mold and moss on the NW and NE side of the house. Powerwash with soap.
17. Can not determine type of siding. May be abestos. It is ok to cover it or leave it alone. Removal or repair should be done by a qualified person.
18. Outside window trim could use a little caulking and paint to both protect the window and prevent drafts.
19. Crawl space vent was opened up to allow service entrance.
20. The jam for the side door exit should be cleaned, primed and painted to protect it from rain.
21. Found one spot with non-active termite damage. It was below the right front room. I could not access all the crawl space but this was the only spot I found in the areas I could access.
22. Outlet at the rear right side of the house has no power.
23. Vapor barrier is missing in some parts of the crawl space and most of what is there is damaged.
24. A little bubbling in the rear left Bedroom ceiling. Spot was dry when tested with moisture meter. Scape and prime with Kilzs. Then repaint ceiling.
25. Caulking should be applied to shower base in the down stairs bathroom.

The observations contained herein should not be considered exhaustive rather the impressions of a building professional on the day of the inspection. Nothing stated herein should be construed as advice to buy or not to buy any real estate property. The inspection does not cover termite or mold.

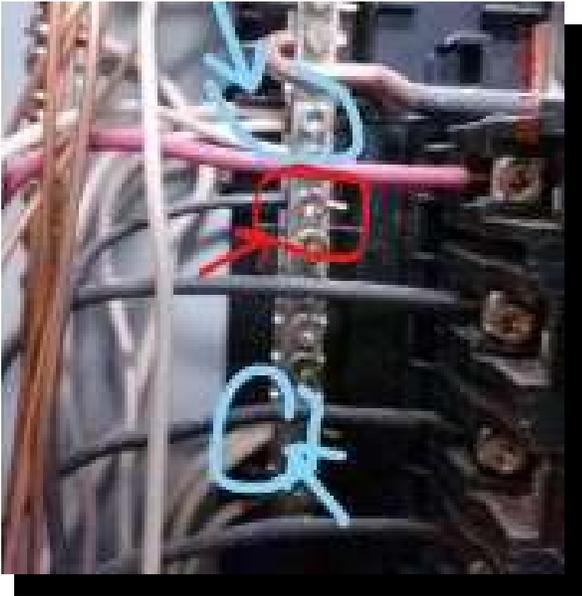
Thanks for the opportunity to be of service. Do let me know if I can be of further assistance.

Sincerely,

Tom Cameron
Home Inspector – SCRBI 49149

Defects Section

1.

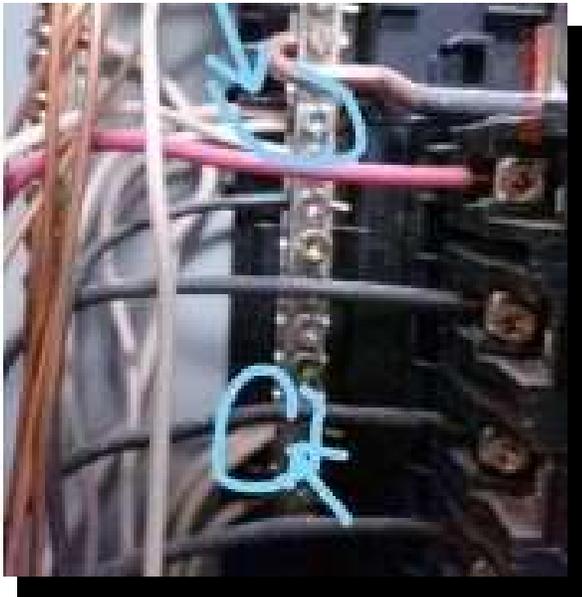


Black wire attached to neutral bar in the distribution sub-panel. Circled in red. Not allowed.

Location back porch storage closet.

Recommend having an electrician evaluate.

2.

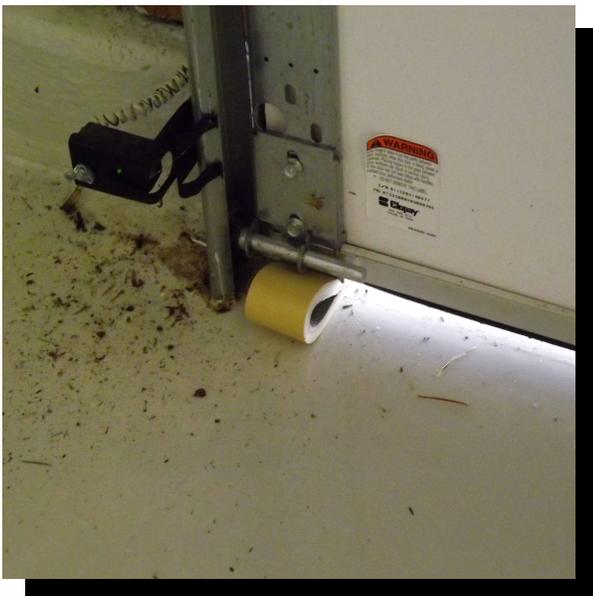


Wires double tapped in the neutral bar in the distribution sub-panel.

Location back porch storage closet.

Recommend having an electrician evaluate.

3.



The garage door safety reverse mechanism failed.

Improperly operating automatic reversing mechanisms on garage door openers have been linked to many injuries and even deaths. The weight and pressure involved in closing a garage door can cause serious injury to someone in the path of the door, especially children.

Defects Section

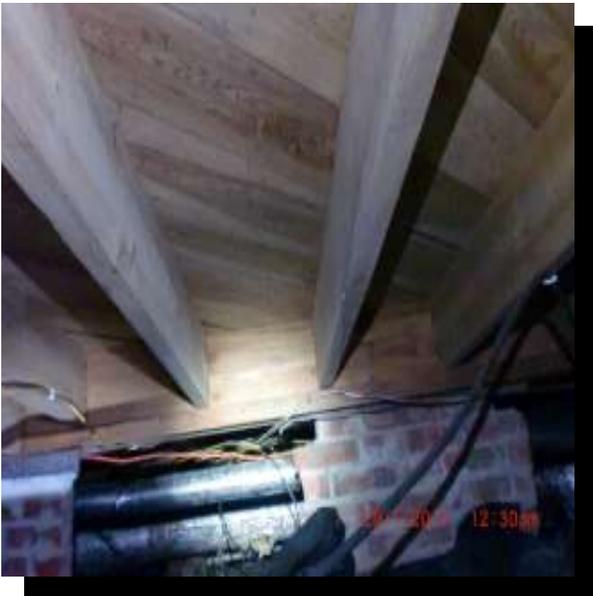
4.



Missing HVAC ducting insulation in the crawl space.

Recommend having an HVAC tech evaluate.

5.



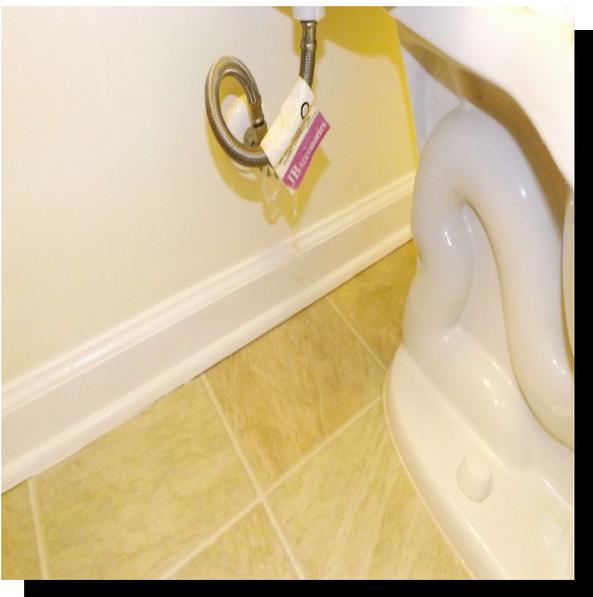
No insulation below the first floor in the crawl space.

Great article on the pros and cons and how tos when it comes to insulating crawl spaces.

Insight - New Light in Crawl Spaces

**By Joseph W. Lstiburek, Ph.D., P.Eng.,
Fellow ASHRAE**

6.



Upstairs toilet rocks. Needs to be secured to the floor.

This repair could be as simple as tightening the flange bolts. It could also be that the top of the flange is above and not flush with the floor which may not be a simple fix.

If it is the latter I recommend having a plumber evaluate.

Defects Section

7.



Rear left upstairs bedroom window sill has water damage, is punky and falling apart. Needs to be replaced.

Recommend having a carpenter evaluate.

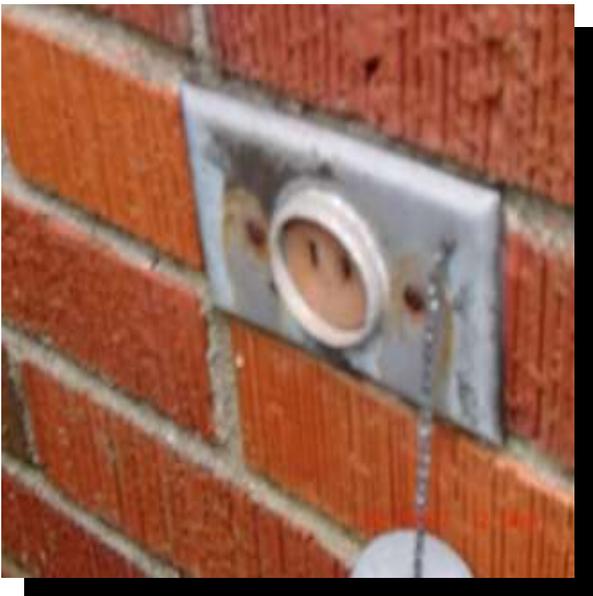
8.



Wiring loose and on the ground in the crawl space should be secured to the framing.

Recommend having an electrician evaluate.

9.



Outdoor outlets should be GFCI.

Recommend having an electrician evaluate.

Defects Section

10.



Wiring in the attic is unsecured and on the floor. Potential for the wire to be damaged or punctured

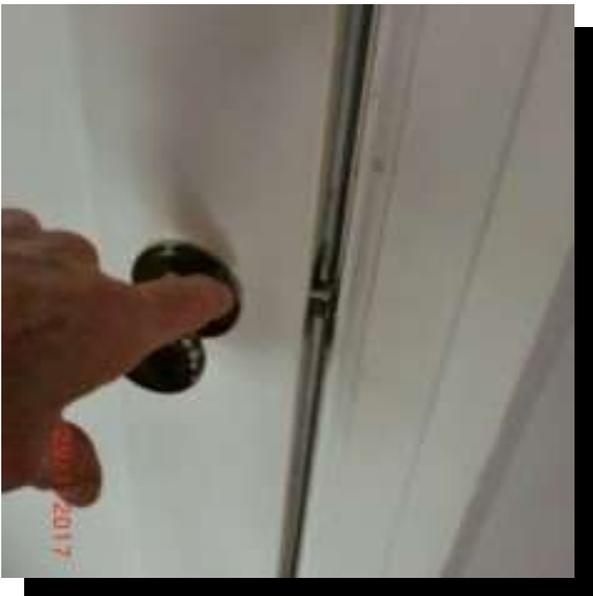
Recommend having an electrician evaluate.

11.



Missing brick on the side door exit stairway

12.



Upstairs bedroom closet does not catch.

Defects Section

13.



High loop Missing. Drain hose from dish washer needs to be attached to the underside of counter top to prevent waste water from flowing from the garbage disposal into the dishwasher.

14.



The discharge pipe for the TPR valve goes through the floor into the crawl space. The proper method is that the pipe should discharge to a termination point that is readily observable by the building occupants so that in the event it was to activate it would be noticed by the building occupants and a qualified service technician could be called in to inspect the unit.

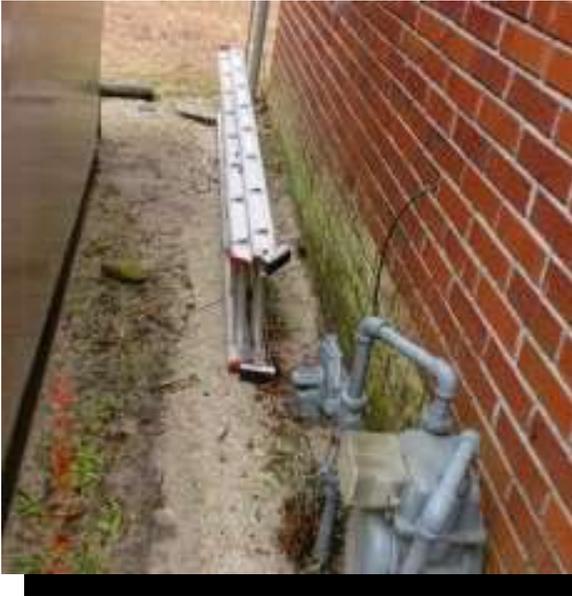
15.



Cracking between the wall and the ceiling in the left upstairs bedroom closet. Normal Settling for a house of this age. Caulk and paint.

Defects Section

16.



Mold and moss on the NW and NE side of the house. Power wash with soap.

Power wash on low pressure with soap. Be careful not to damage mortar joints.

17.



Can not determine type of siding. May be asbestos. It is ok to cover it or leave it alone. Removal or repair should be done by a qualified person.

18.



Outside window trim could use a little caulking and paint to both protect the window and prevent drafts.

Defects Section

19.



Crawl space vent was removed and opening was widened to allow additional crawlspace access. This was probably done when the house's original heating system was updated to HVAC to allow both heating and cooling. The original sheet metal ductwork was replaced with flexible ductwork which is bulkier. This reduced the access you could get from the original crawlspace opening to less than 25% of the crawlspace. Recommend having a carpenter evaluate and frame-in a finished access entrance with a door

20.



The jamb for the side door exit should be cleaned, primed and painted to protect it from rain.

21.



Found one spot with non-active termite damage. It was below the right front room. I could not access all the crawl space but this was the only spot I found in the areas I could access.

Defects Section

22.



Outlet at the rear right side of the house has no power.

Recommend having an electrician evaluate.

23.



Missing and damaged moisture barrier in crawl space

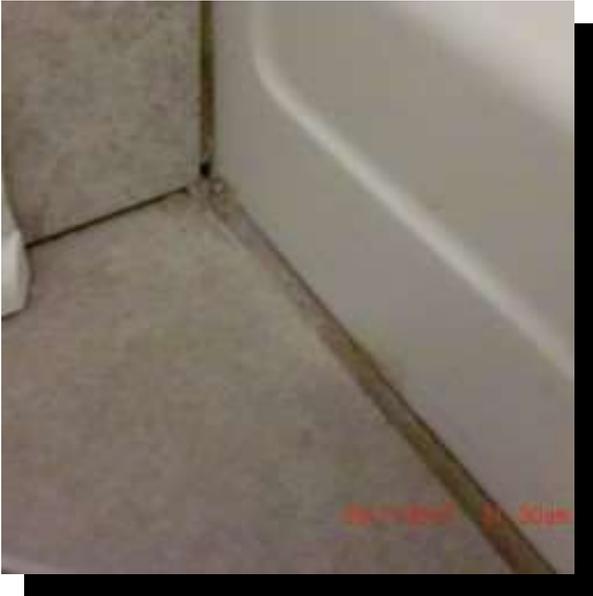
24.



A little bubbling in the rear left Bedroom ceiling.

Defects Section

25.



Caulking should be applied to shower base in the down stairs bathroom.

Snapshot Section

1.



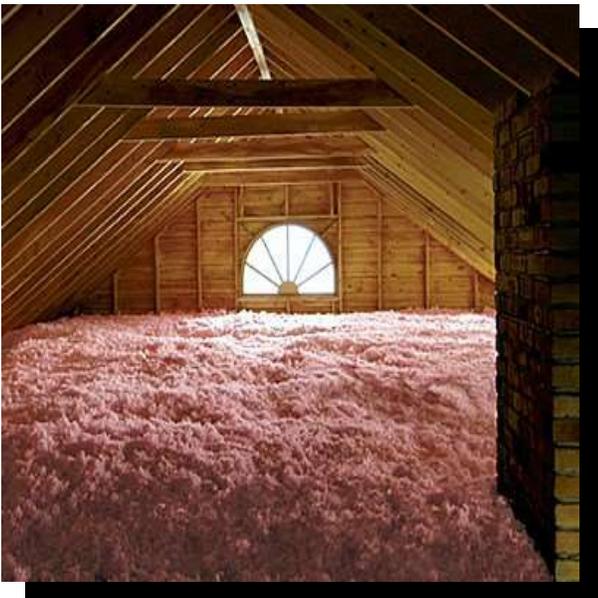
**Rheem HVAC behind house.
Disconnect is on wall behind unit.**

2.



Supply air temp in heat mold.

3.



"Blown In" insulation in attic.

Snapshots Section

4.



Thermostat controlled power vent in attic.

5.



**Access to space above four season porch.
Insulation is "Blown In".**

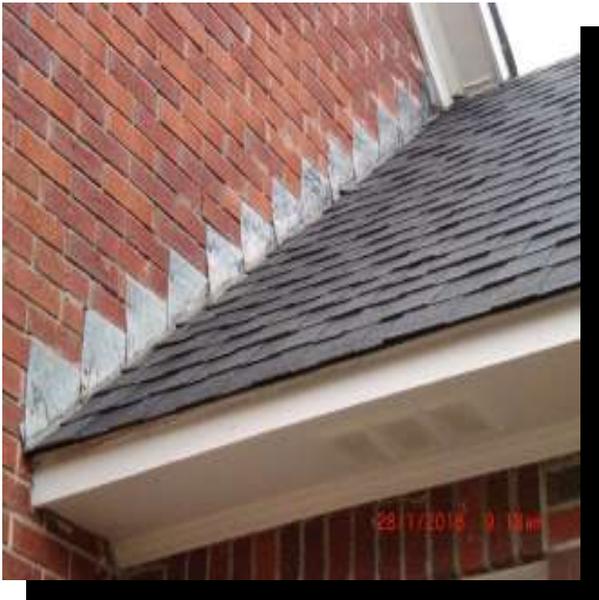
6.



Chimney is capped.

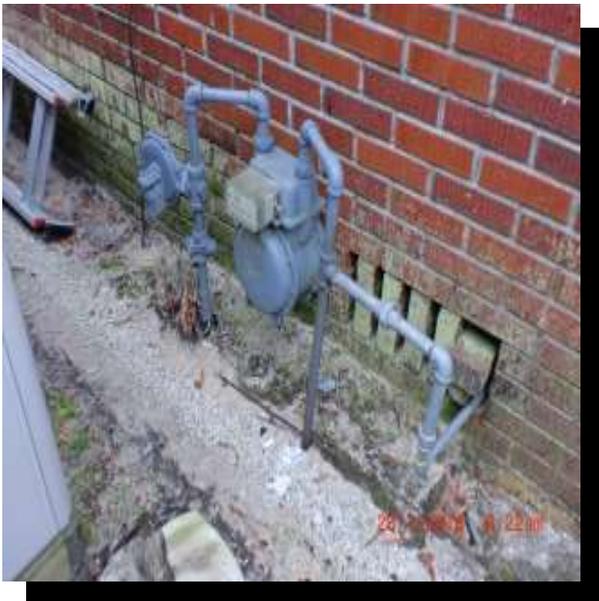
Snapshots Section

7.



New roof with step and apron flashing.

8.



Gas meter behind house.

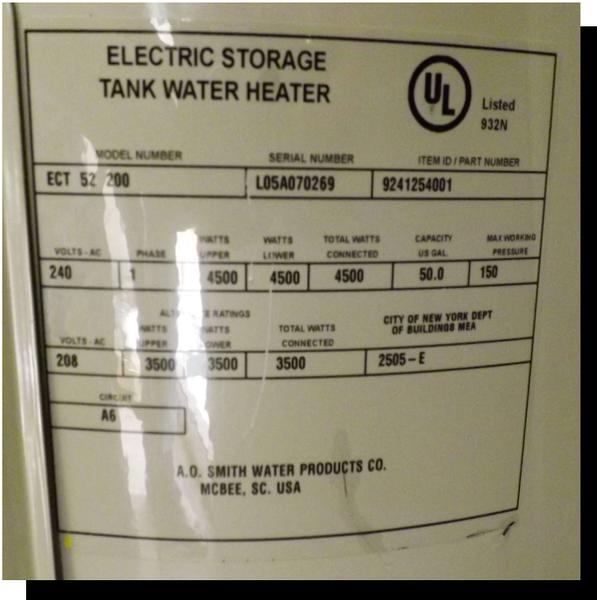
9.



Dryer Data Tag

Snapshots Section

10.



Water Heater Data Tag.

11.



Garbage Disposal Data Tag

12.



Stove Data Tag

Snapshots Section

13.



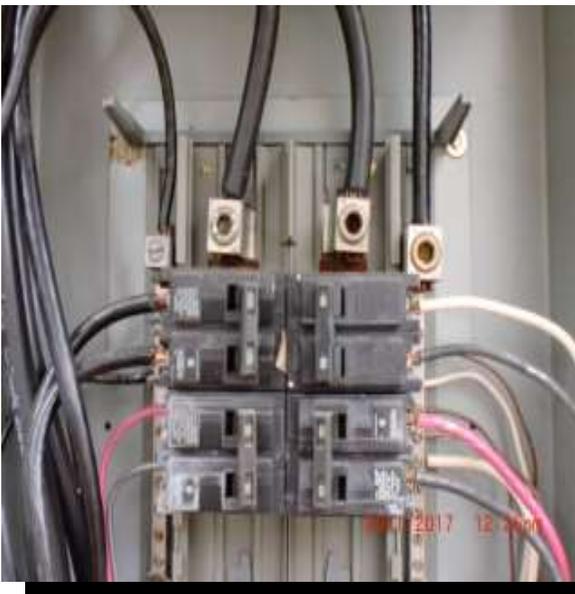
Main water shut off front edge of property.

14.



Moisture readings were in the normal area in the crawl space.

15.



The Santee Cooper 200 amp service panel located on left outside wall of property.

Snapshots Section

16.



Hot water temp in kitchen sink.

17.



Microwave Data Tag.

Check List Section

Exterior



The exterior of any structure does a lot of work. It carries a majority of the vertical structural loading and has to resist the power of hurricane force winds. The exterior inspection includes a look at the roofing, siding, flashing, sidewalks, driveways and other essential elements.

Exterior Check List

		OK	Note
Grade	Slope	X	
	Ponding		
	Holes		
	Irrigation		
Vegetation	Clearance	X	
Hose Bibs	Present	X	
Roof Shape	Type	Gable	
Roofing	Shingles	X	
	Curling		
	Missing		
	Damage		
Flashing	Condition	X	
Chimneys	Condition	X	
Penetrations	Condition	X	
Trim	Fascias	X	
	Soffits	X	
	Skirt		
	Corners		
	Other		

OK Note

		OK	Note
Gutters/Drains	Condition	N/A	
Electrical	GFCI		A
	Lighting		
	Exposed Wiring		
	Open Junctions		
Siding/Coverings	Type	Brick	
	Condition	X	
	Ground Clear		
	Fungus/Moss		B
Other	Driveway	X	
	Walkways	X	
Porches/Decks	Steps	X	
	Railings	X	
	Other		
Door Bell	Condition	X	
Windows	Condition	X	
	Trim		C

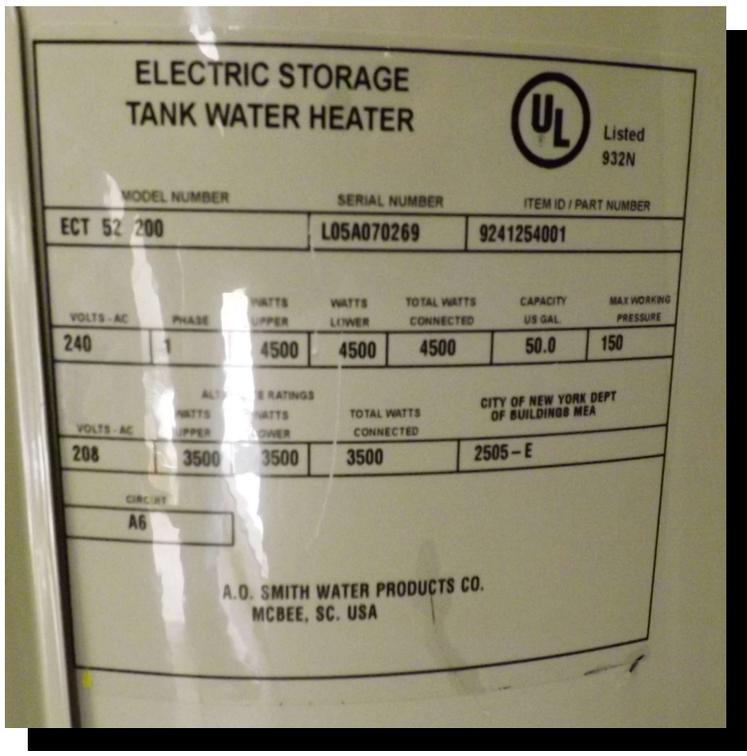
Check List Section

Exterior Notes:

- A. Outdoor outlets should be GFCI. GFCI outlets provide a high level of safety and protection from electrical shock.**
- B. Mold and moss on the NW and NE side of the house. Powerwash with soap.**
- C. Outside window trim could use a little caulking and paint to both protect the window and prevent drafts.**

Check List Section

Plumbing



Getting clean water in and the waste material out is the job of the plumbing system. The inspection includes an examination of the incoming water service, the meter, the water heater and the waste removal piping.

Plumbing Check List

		OK	Note			OK	Note
Exterior	Meter Location	<input type="checkbox"/>	A	Faucets	Flow	<input checked="" type="checkbox"/>	
	Water Source	<input type="checkbox"/>			Leaks	<input type="checkbox"/>	
	Waste Disposal	<input checked="" type="checkbox"/>		Pressure	<input checked="" type="checkbox"/>		
	Water Shut Off	<input type="checkbox"/>	B	Toilets	Secure	<input type="checkbox"/>	D
Pipeing Type		Copper	Leaks		<input type="checkbox"/>		
Water Heater	Location	<input type="checkbox"/>	C	Drains	Flows	<input checked="" type="checkbox"/>	
	Relief Valve	<input checked="" type="checkbox"/>			Leaks	<input type="checkbox"/>	
	Drain Pan	<input checked="" type="checkbox"/>		Fixtures	Condition	<input checked="" type="checkbox"/>	
	Condition	<input checked="" type="checkbox"/>					
Electrical	<input checked="" type="checkbox"/>						

Plumbing Notes:

- A. Center front yard need street
- B. Center front yard need street
- C. Closet under stairs.
- D. **Upstairs toliet rocks, needs to be secured.**

Check List Section

Electrical



This complex system of wiring and distribution devices runs practically every modern convenience and has caused more fires in homes than any other thing in this century. Innovations that seem quaintly commonplace to us now, revolutionized home electrical systems making them safe, reliable and virtually maintenance free. Your home inspection looks into this system, looking for flaws that could represent a shock hazard, fire danger or a system failure.

Electrical Check List

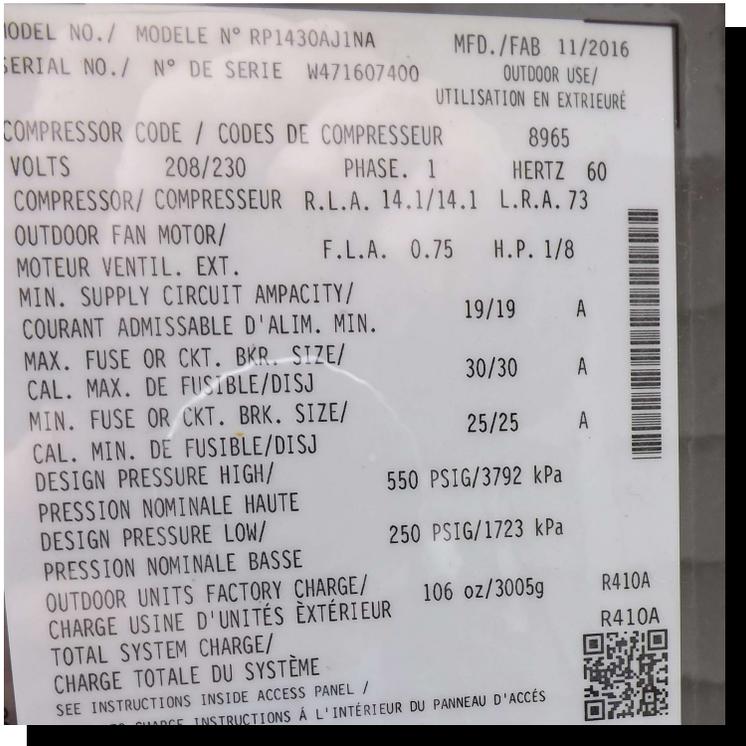
Electrical Check List		OK	Note			OK	Note
Exterior	Location	X		Panel Con't	Fasteners		
	Grounding	X			Knockouts	X	
	Meter	X		Sub Panel	Fasteners	N/A	
	Size	200 Amp			Knockouts		
Panel	Location		A	Fixtures	Grounding		
	Overcurrent	X			Outlets		D
	Legend	X			Fixtures	X	
	Doubles Tabs		B	GFCI	Kitchen	X	
	Burns/Arcing				Bathrooms	X	
	Debris				Exterior		E
	GFCI	X					
	AFCI						
Other		C					

Electrial Notes:

- A. Back porch storage closet.
- B. Three set of wires double tapped in the neutral bar.
Recommend having an electrician evaluate.
- C1. Black wire attached to neutral bar. Not allowed.
Recommend having an electrician evaluate.
- C2. Green screw in sub-panel should be removed.
Recommend having an electrician evaluate.
- D. Many outlets were tested with open ground. Common for a house of this age.
Recommend having an electrician evaluate.
- E. Outdoor outlets should be GFCI. GFCI outlets provide a high level of safety and protection from electrical shock.
Recommend having an electrician evaluate.

Check List Section

HVAC



In this part of the country, the heat pump is the preferred type of heat and air conditioning system. This system depends on the heat absorption characteristics of refrigerant. The integrity of the coils, the basic quality of the installation, the state of the condensate lines, all point to the general health of the air conditioning system. The ground should be relatively free of debris and the installation should be level to allow for the free action of the bearings etc.

No warranties or guarantees related to HVAC equipment or plumbing are implied or expressed herein.

HVAC Check List

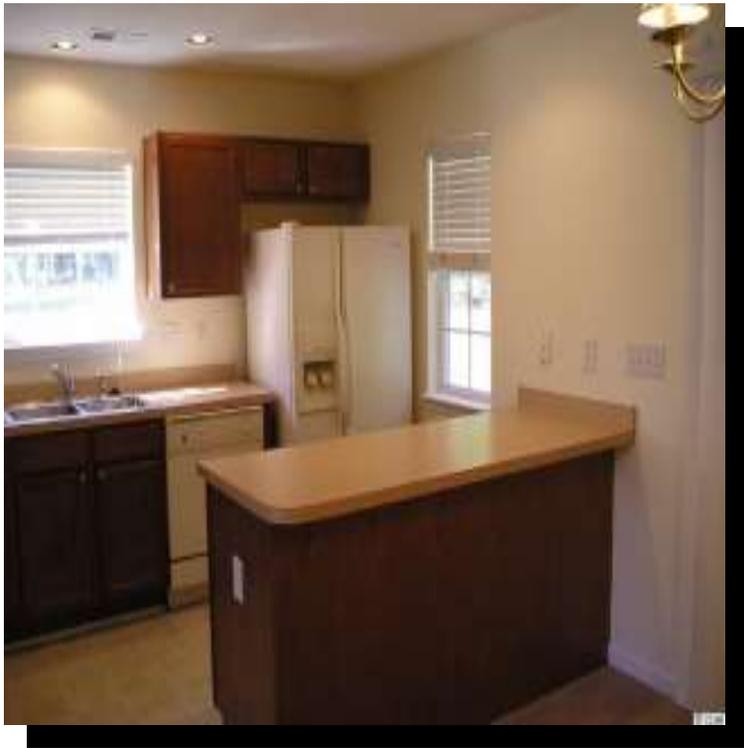
HVAC Check List		OK	Note	OK		Note		
Compressor	Brand	Rheem		Distribution	Type Duct			
	Electric	<input checked="" type="checkbox"/>			Location	Flexible		
	Heat Pump	<input checked="" type="checkbox"/>			Condition	Crawl Space	<input type="checkbox"/>	
	Location		A		Vents	Operation	<input checked="" type="checkbox"/>	
	Pad	<input checked="" type="checkbox"/>				Filters	Present	<input checked="" type="checkbox"/>
	level	<input checked="" type="checkbox"/>					Condition	<input checked="" type="checkbox"/>
Air Handler	Condition	<input checked="" type="checkbox"/>		Drainage	Condensate Drain	<input checked="" type="checkbox"/>		
	Brand		B		Secondary Drain	<input type="checkbox"/>		
	Resistance Assit	<input type="checkbox"/>			Vapor Barrier	Condition	<input type="checkbox"/>	
	Location		Crawl Space			RAG	Location	<input type="checkbox"/>
Condition	<input type="checkbox"/>		Refrigerant Line	Condition	<input checked="" type="checkbox"/>			
Float Switch	<input type="checkbox"/>			System	Operation	<input checked="" type="checkbox"/>		
System	Operation	<input checked="" type="checkbox"/>		RAG/Output Dif	42 Degrees			

HVAC Notes:

- A. Back center of house.
- B. The air handler is located in the crawl space. It is insulated and also surrounded by ductwork. I could not access the unit's data plate and therefore cannot describe.
- C. **Much of the duct work is damaged and missing insulation.**
- D. **Much of the vapor barrier is damaged or missing.**

Check List Section

Kitchen



Kitchens are filled with potential hazards, so a great deal of attention is paid to them in the course of building a home. The electrical system should be doubly protected, both with panel mounted overcurrent protection, but also with ground fault interruption circuitry.

Kitchen Check List

		OK	Note
Ranges	Power	X	
	Stoverop	X	
	Bake Element	X	
	Broil Element	X	
	Condition	X	
	Verify Off	X	
Hood	Vent	X	
	Light	X	
Microwave (If Built-In)	Magnetron		
	Condition	X	
Sink	Condition	X	
Waste	P-Trap	X	
	Leaks		
	Condition	X	
Disposal	Wiring	X	
	Operation	X	
	Condition	X	
	Waste Piping	X	
Dishwasher	Operation	X	
	Drain	X	
	High Loop		A

OK Note

		OK	Note
Doors	Hardware	X	
	Stops	X	
	Condition	X	
	Clearance	X	
	Egress Width	X	
Floors	Condition	X	
GFCI	Condition	X	
Walls	Condition	X	
Trim	Condition	X	
Ceiling	Condition	X	
	Leak Stains		
	Deformation		
Faucet	Condition	X	
	Orientation	X	
	Leaks		
	Flow Rate	X	
	Hand Spray	X	
	Hot Water	X	
Cabinets/Tops	Condition	X	
	Hardware	X	
	Adjustment	X	

Check List Section

Kitchen Check List Continue

OK Note

OK Note

Refrigerator
Freezer 0-10 Deg
Fridge 33-40 Deg
Icemaker
Water Supply

X	
X	
	B
X	

Windows
Operational
Condition
IG Seals
Hardware
Screens
Leak Stains

X	
X	
X	
X	
X	

Outlets
Wiring
Condition
Covers
Loose Box

X	
X	
X	

Lighting
Condition

X	
---	--

Kitchen Notes:

- A. Dishwasher is missing high loop for drain tube.
- B. There was no ice in icemaker, cannot confirm it works.

Check List Section

Common Areas



The living room and other common areas make their demands too. While the living room and den don't command the attention that the kitchen gets during construction, there's plenty of potential hazard here. Lots of electrical equipment goes in the living room and the span loads on the structure are typically at their greatest here.

Common Area Check List

		OK	Note
Doors	Hardware	X	
	Stops	X	
	Condition	X	
	Clearance	X	
	Egress Width	X	
Floors	Condition	X	
Walls	Condition	X	
Outlets	Wiring	X	
	Condition	X	
	Covers	X	
	Loose Box		
Stairs	Treads/Riser	X	
	Rails	X	

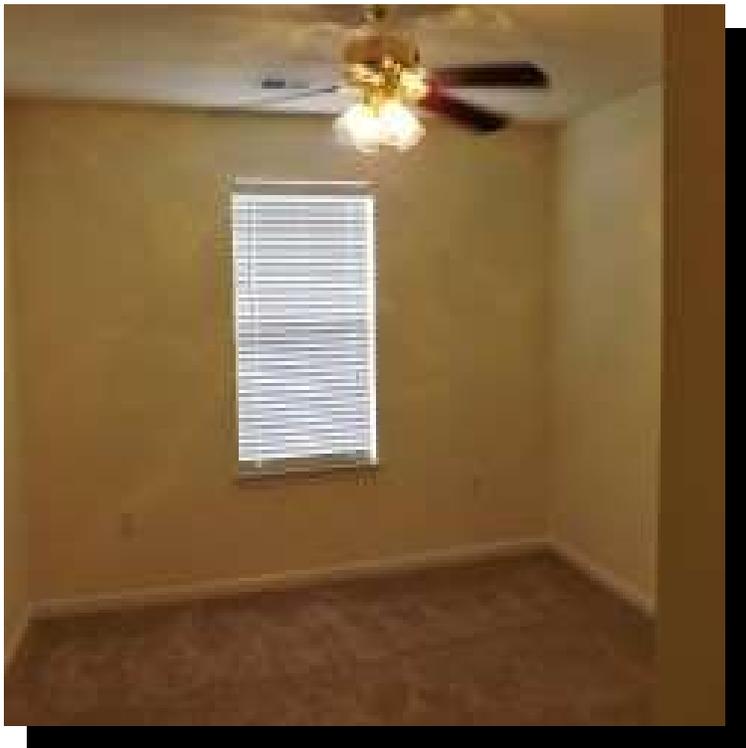
OK Note

		OK	Note
Windows	Operation	X	
	Condition	X	
	IG Seals	X	
	Hardware	X	
	Blinds	X	
	Screens	X	
	Leak Stains		
Lighting	Condition	X	
	Operation	X	
Ceiling	Condition	X	
	Leak Stains		
	Deformation		
Trim	Condition	X	
Fireplace	Condition	X	

Common Area Notes:

Check List Section

Bedrooms



Sleeping areas require a high degree of safety attention. Asleep, we have almost no sense of smell, so the smoke of a building fire will not awaken us. A combination of smoke detectors and alternative egress through windows help to keep us safe when we are most vulnerable.

Bedroom Checklist

		OK	Note
Doors	Hardware	X	
	Stops	X	
	Condition	X	
	Clearance	X	
	Egress Width	X	
Floors	Condition	X	
Walls	Condition	X	
Ceiling	Condition		A
	Leak Stains		
	Deformation		
Trim	Condition	X	

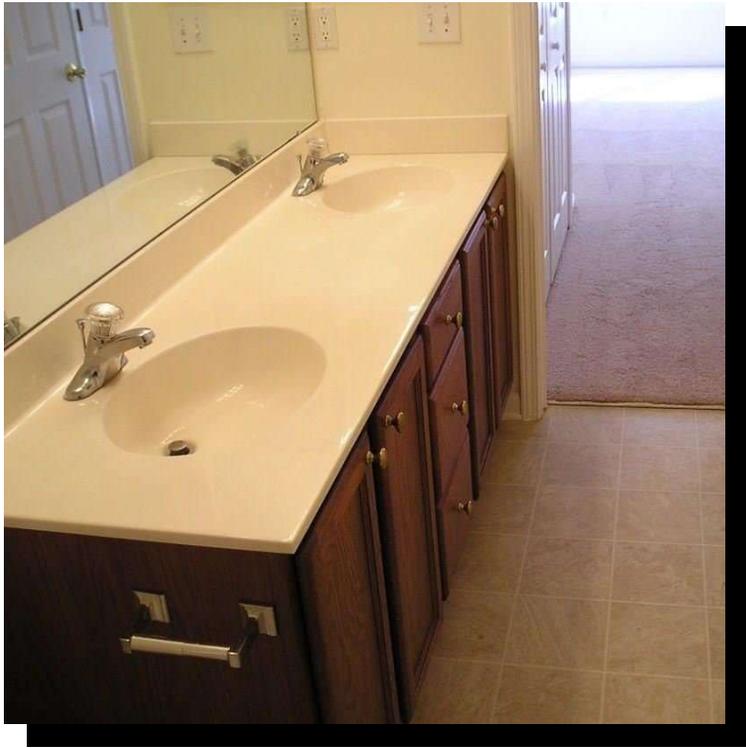
		OK	Note
Windows	Operation	X	
	Condition	X	
	IG Seals	X	
	Hardware	X	
	Blinds	X	
	Screens	X	
	Leak Stains		
Lighting	Condition	X	
	Operation	X	
Outlets	Wiring	X	
	Condition	X	
	Covers	X	
	Loose Box		
	AFCI		

Bedroom Notes:

- A. Cracking between the wall and the ceiling in the left upstairs bedroom closet.
Normal settling for a house of this age.

Check List Section

Bathrooms



Bathrooms introduce a whole new level of hazard. They lack the high voltage requirements of the kitchen but the plumbing here just has to work and it can't leak. Where there is electrical required, it should also be protected with GFCI circuitry.

Bathroom Checklist

		OK	Note
Sink	Condition	X	
Faucet	Hot Water	X	
	Orientation	X	
	Flow	X	
	Leaks		
	Stopper	X	
	Supply	X	
Cabinets	Tops	X	
	Base Cabinets	X	
Showers	Head	X	
	Flow	X	
	Operation	X	
	Hot Water	X	
	Leak	X	
	Caulk		A
Doors	Hardware	X	
	Stops	X	
	Condition	X	
	Clearance	X	
	Egress Width	X	
Floors	Condition	X	

OK Note

		OK	Note
Walls	Condition	X	
Ceiling	Condition	X	
	Texture damage		
	Leak Stains		
	Deformation		
Trim	Condition	X	
Lighting	Condition	X	
	Operation	X	
Toilet	Loose		B
	Flush	X	
	Leaks	X	
	Flapper	X	
Spa	Motor	N/A	
	Jets		
	Air		
GFCI	Operation	X	
	Condition	X	
	Covers	X	
Exhaust	Operative	X	
	Effective	X	

Check List Section

Bathroom Checklist Continue

OK Note

OK Note

Windows

- Operation Condition**
- IG Seals**
- Hardware**
- Blinds**
- Screens**
- Leak Stains**

X	
X	
X	
X	
X	
X	

Outlets

- Wiring Condition**
- Covers**
- Loose Box**

Bathroom Notes:

- A.** **Caulking should be applied to shower base in the down stairs bathroom.**
- B.** **Toilet in 2nd floor bathroom rocks and needs to be secured to the floor**

Check List Section

Laundry Room



Laundry rooms contain a lot of equipment, usually in a confined space. Correct plumbing and electrical installation are vital in this area. Flooring impervious to moisture damage is advised, something like ceramic tile or vinyl are appropriate and popular choices.

Laundry Room Check List

		OK	Note
Washer	Equipment	X	
	Hookups	X	
	Indirect Drain		
	Lid Switch	X	
Doors	Hardware	X	
	Stops	X	
	Condition	X	
	Clearance	X	
	Egress Width	X	
Floors	Condition	X	
Walls	Condition	X	
Ceiling	Condition	X	
	Leak Stains		
	Deformation		
Trim	Condition	X	

Laundry Room Notes:

OK Note

		OK	Note
Dryer	Equipment	X	
	Exhaust	X	
	Door Switch	X	
Windows	Operation	N/A	
	Condition		
	IG Seals		
	Hardware		
	Screens		
	Leak Stains		
Lighting	Condition	X	
	Operation	X	
Outlets	Wiring	X	
	Condition	X	
	Covers	X	
	Loose Box		

Check List Section

Garage



Because we don't live in it, the garage is often overlooked. Safety hazards abound here. Volatile chemicals, internal combustion engines and insecticides live here. We also have to keep the safety features of the garage door operational so it doesn't become a guillotine.

Garage Check List

Garage Door

Motor
Operational
Safety Reversal

OK	Note
X	
X	
	A

Doors

Hardware
Stops
Condition
Clearance
Egress Width

X	
X	
X	
X	
X	

Floors

Condition

X	
---	--

GFCI

Condition
Operation

	B

Walls

Condition

X	
---	--

Garage Notes:

- A. Garage door safety reversal failed.**
B. Outdoor outlets should be GFCI. GFCI outlets provide a high level of safety and protection from electrical shock.

Windows

Operation
Condition
IG Seals
Hardware
Screens
Leak Stains

OK	Note
X	
X	
X	

Lighting

Condition
Operation

X	
X	

Outlets

Wiring
Condition
Covers
Loose Box

X	
X	
X	

Check List Section

Crawlspace



Crawlspaces are where the moisture lurks. Dampness under here can cause any number of problems, from mold spores to actual deterioration of structural elements. Most of the time we recommend moisture barriers under here unless drainage is particularly good.

Crawlspaces are cramped, dark and difficult to examine places. Areas that were readily accessible were examined with a flashlight from available angles. Defects may not be fully visible due to poor lighting and limited perspective.

Crawl Space Check List

		OK	Note
Access	Hatch	X	
	Clearance	X	
	Condition	X	
Framing	Floor Joists	X	
	Beams	X	
	Spacing	X	
	Condition	X	
Insulation	Condition		A

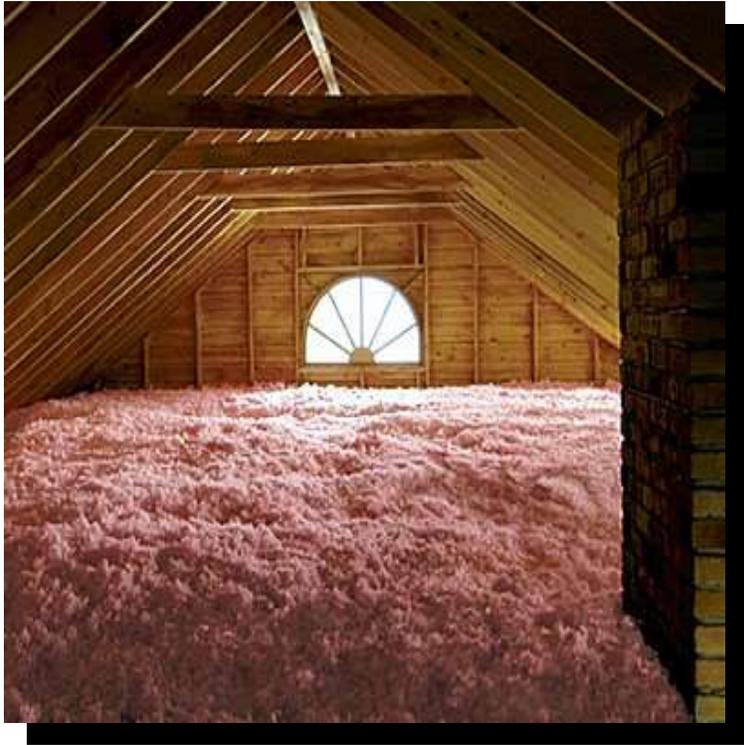
		OK	Note
Moisture	Observation	X	
Vapor Barrier	Continuous		B
Electrical	Condition		C
	Open Junctions Exposed Wiring	X	
Plumbing	Leaks	X	

Crawl Space Notes:

- A. No insulation
- B. Damage and missing
- C. Wiring in the crawl space is loose, hanging and on the ground. Should be secured to floor joise

Check List Section

Attic



A look in the attic tells us a lot about the structure of a home. The pre-engineered trusses have been constructed to resist roof loads and hurricane force winds. So long as they are properly installed, resist all but the very worst storms. Sheathing is oriented strand board which is superior to old style plywood in most ways.

Attic Check List

		OK	Note
Access	Folding Stair Hatch		
		X	
Framing	Rafters	X	
	Trusses		
	OSB		
	Standard Plywood Boards	X	
	Strapping	X	
Insulation	Condition	X	
	6" Minimum	X	
	Voids		
	Other		
Moisture	Observation	X	

Attic Notes:

		OK	Note
Lighting	Condition		
Ventilation	Eaves		
	Soffits	X	
	Ridge	X	
	Powered		
Penetrations	Condition	X	
Electrical	Condition	X	
	Open Junctions		
	Exposed Wiring		
Outlets	Wiring	X	
	Condition	X	
	Covers	X	
	Loose Box		

**THE STANDARD OF PRACTICE FOR HOME INSPECTIONS AND
THE CODE OF ETHICS FOR THE HOME INSPECTION PROFESSION**



**AMERICAN
SOCIETY
OF HOME
INSPECTORS**

www.ashi.org

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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 consumers 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 Standard of Practice for Home Inspections and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate information.

American Society of Home Inspectors

As the oldest and most respected 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.

Standard of Practice for Home Inspections

The ASHI Standard of Practice for Home Inspections guides home inspectors in the performance of their inspections. Subject to regular review, the Standard of Practice for Home Inspections reflects information gained through surveys of conditions in the field and of the consumers' interests and concerns. Vigilance has elevated ASHI's Standard of Practice for Home Inspections so that today it is the most widely-accepted home inspection guideline and is recognized by many government and professional groups as the definitive standard for professional performance.

Code of Ethics for the Home Inspection Profession

ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a 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 Certified Inspectors have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standard of Practice for Home Inspections. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standard of Practice for Home Inspections 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 Inspectors by calling 1-800-743-2744 or visiting the ASHI Web site at www.ashi.org.

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ASHI STANDARD OF PRACTICE FOR HOME INSPECTIONS

1. INTRODUCTION

The American Society of Home Inspectors® (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 this document is to establish a minimum standard (Standard) for *home inspections* performed by *home inspectors* who subscribe to this Standard. *Home inspections* performed using this Standard are intended to provide the client with information about the condition of inspected *systems* and *components* at the time of the *home inspection*.

2.2 The inspector shall:

- A.** *inspect readily accessible*, visually observable, *installed systems* and *components* listed in this Standard.
- B.** provide the client with a written report, using a format and medium selected by the *inspector*, that states:
 - 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.B.1, or items needing *further evaluation* (Per Exclusion 13.2.A.5 the *inspector* is 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.B.1, that are not self-evident,
 - 4. those *systems* and *components* designated for inspection in this Standard that were present at the time of the *home inspection* but were not inspected and the reason(s) they were not inspected.
- C.** adhere to the ASHI® Code of Ethics for the Home Inspection Profession.

2.3 This Standard is not intended to limit the *inspector* from:

- A.** including other services or *systems* and *components* in addition to those required in Section 2.2.A.
- 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 or agreed to by the client.

3. STRUCTURAL COMPONENTS

3.1 The inspector shall:

- A.** *inspect structural components* including the foundation and framing.
- B.** *describe*:
 - 1. the methods used to inspect *under-floor crawlspaces* 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 *engineering* or architectural services or analysis.
- B.** offer an opinion about the adequacy of *structural systems* and *components*.
- C.** enter *under-floor crawlspace* areas that have less than 24 inches of vertical clearance between *components* and the ground or that have an access opening smaller than 16 inches by 24 inches.
- D.** traverse attic load-bearing *components* that are concealed by insulation or by other materials.

4. EXTERIOR

4.1 The inspector shall:

- A.** *inspect*:
 - 1. *wall coverings*, flashing, and trim.
 - 2. exterior doors.
 - 3. attached and 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 and entryway walkways, patios, and driveways.
- B.** *describe wall coverings*.

4.2 The inspector is NOT required to inspect:

- A. screening, shutters, awnings, and similar seasonal accessories.
- B. fences, boundary walls, and similar structures.
- C. geological and 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. antennas.
- B. interiors of vent systems, flues, and 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 fixtures and faucets.
- 2. interior drain, waste, and vent systems including fixtures.
- 3. water heating equipment and hot water supply systems.
- 4. vent systems, flues, and chimneys.
- 5. fuel storage and fuel distribution systems.
- 6. sewage ejectors, sump pumps, and related piping.

B. describe:

- 1. interior 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 vent systems, flues, and chimneys that are not readily accessible.
- 3. wells, well pumps, and water storage related equipment.
- 4. water conditioning systems.
- 5. solar, geothermal, and other renewable energy water heating systems.
- 6. manual and automatic fire extinguishing and sprinkler systems and landscape irrigation systems.
- 7. septic and other sewage disposal systems.

B. determine:

- 1. whether water supply and sewage disposal are public or private.
- 2. water quality.
- 3. the adequacy of combustion air components.

C. measure water supply flow and pressure, and well water quantity.

D. fill shower pans and fixtures to test for leaks.

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 subpanels.
- 6. conductors.
- 7. overcurrent protection devices.
- 8. a representative number of installed lighting fixtures, switches, and receptacles.
- 9. ground fault circuit interrupters and arc fault circuit interrupters.

B. describe:

1. amperage rating of the service.
2. location of main disconnect(s) and subpanels.
3. presence or absence of smoke alarms and carbon monoxide alarms.
4. the predominant branch circuit wiring method.

7.2 The inspector is NOT required to:

A. inspect:

1. remote control devices.
2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices.
3. low voltage wiring systems and components.
4. ancillary wiring systems and components not a part of the primary electrical power distribution system.
5. solar, geothermal, wind, and other renewable energy systems.

B. measure amperage, voltage, and impedance.

C. determine the age and type of smoke alarms and carbon monoxide alarms.

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.
3. distribution systems.

C. describe:

1. energy source(s).
2. heating systems.

8.2 The inspector is NOT required to:

A. inspect:

1. interiors of vent systems, flues, and chimneys that are not readily accessible.
2. heat exchangers.
3. humidifiers and dehumidifiers.
4. electric air cleaning and sanitizing devices.
5. heating systems using ground-source, water-source, solar, and renewable energy technologies.
6. heat-recovery and similar whole-house mechanical ventilation systems.

B. determine:

1. heat supply adequacy and distribution balance.
2. the adequacy of combustion air components.

9. AIR CONDITIONING

9.1 The inspector shall:

A. open readily openable access panels.

B. inspect:

1. central and permanently installed cooling equipment.
2. distribution systems.

C. describe:

1. energy source(s).
2. cooling systems.

9.2 The inspector is NOT required to:

A. inspect electric air cleaning and sanitizing devices.

B. determine cooling supply adequacy and distribution balance.

C. inspect cooling units that are not permanently installed or that are installed in windows.

D. inspect cooling systems using ground-source, water-source, solar, and renewable energy technologies.

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 vehicle doors and garage vehicle door operators.

F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

10.2 The inspector is NOT required to inspect:

A. paint, wallpaper, and other finish treatments.

B. floor coverings.

C. window treatments.

D. coatings on and the hermetic seals between panes of window glass.

- E. central vacuum *systems*.
- F. *recreational facilities*.
- G. *installed* and free-standing kitchen and laundry appliances not listed in Section 10.1.F.
- H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance.
- I. operate, or confirm the operation of every control and feature of an inspected appliance.

11. INSULATION AND VENTILATION

11.1 The *inspector* shall:

A. *inspect*:

1. insulation and vapor retarders in unfinished spaces.
2. ventilation of attics and foundation areas.
3. kitchen, bathroom, laundry, and similar exhaust *systems*.
4. clothes dryer exhaust *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.

12. FIREPLACES AND FUEL-BURNING APPLIANCES

12.1 The *inspector* shall:

A. *inspect*:

1. fuel-burning fireplaces, stoves, and fireplace inserts.
2. fuel-burning accessories *installed* in fireplaces.
3. chimneys and vent *systems*.

B. *describe systems* and *components* listed in 12.1.A.1 and .2.

12.2 The *inspector* is NOT required to:

A. *inspect*:

1. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*.
2. fire screens and doors.
3. seals and gaskets.
4. automatic fuel feed devices.

5. mantles and fireplace surrounds.
 6. combustion air *components* and to determine their adequacy.
 7. heat distribution assists (gravity fed and fan assisted).
 8. fuel-burning fireplaces and appliances located outside the *inspected* structures.
- B. determine draft characteristics.
- C. move fireplace inserts and stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations

- A. The *inspector* is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in this Standard.
- B. *Inspections* performed using this Standard:
1. are not *technically exhaustive*.
 2. are not required to identify and to report:
 - a. concealed conditions, latent defects, consequential damages, and
 - b. cosmetic imperfections that do not significantly affect a *component's* performance of its intended function.
- C. This Standard applies to buildings with four or fewer dwelling units and their attached and detached garages and carports.
- D. This Standard shall not limit or prevent the *inspector* from meeting state statutes which license professional home inspection and home inspectors.
- E. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the *home inspection* is provided for emphasis only.

13.2 General exclusions

A. The *inspector* is NOT required to determine:

1. the condition of *systems* and *components* that are not *readily accessible*.
2. the remaining life expectancy of *systems* and *components*.
3. the strength, adequacy, effectiveness, and efficiency of *systems* and *components*.
4. the causes of conditions and deficiencies.
5. methods, materials, and costs of corrections.
6. future conditions including but not limited to failure of *systems* and *components*.
7. the suitability of the property for specialized uses.

8. compliance of *systems* and *components* with past and present requirements and guidelines (codes, regulations, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, etc.).
9. the market value of the property and its marketability.
10. the advisability of purchasing the property.
11. the presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds and mold-like substances.
12. the presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air.
13. the effectiveness of *systems installed* and methods used to control or remove suspected hazardous plants, animals, and environmental hazards.
14. operating costs of *systems* and *components*.
15. acoustical properties of *systems* and *components*.
16. soil conditions relating to geotechnical or hydrologic specialties.
17. whether items, materials, conditions and *components* are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions.

B. The *inspector* is NOT required to offer:

1. or to perform acts or services contrary to law or to government regulations.
2. or to perform architectural, *engineering*, contracting, or surveying services or to confirm or to evaluate such services performed by others.
3. or to perform trades or professional services other than *home inspection*.
4. warranties or guarantees.

C. The *inspector* is NOT required to operate:

1. *systems* and *components* that are shut down or otherwise inoperable.
2. *systems* and *components* that do not respond to *normal operating controls*.
3. shut-off valves and manual stop valves.
4. *automatic safety controls*.

D. The *inspector* is NOT required to enter:

1. areas that will, in the professional judgment of the *inspector*, likely be dangerous to the *inspector* or to other persons, or to damage the property or its *systems* and *components*.
2. *under-floor crawlspaces* and attics that are not *readily accessible*.

E. The *inspector* is NOT required to inspect:

1. underground items including, but not limited to, underground storage tanks and 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 and common areas in multi-unit housing, such as condominium properties and cooperative housing.
7. every occurrence of multiple similar *components*.
8. outdoor cooking appliances.

F. The *inspector* is NOT required to:

1. perform procedures or operations that will, in the professional judgment of the *inspector*, likely be dangerous to the *inspector* or to other persons, or to damage the property or its *systems* or *components*.
2. *describe* or report on *systems* and *components* that are not included in this Standard and that were not *inspected*.
3. move personal property, furniture, equipment, plants, soil, snow, ice, and debris.
4. *dismantle systems* and *components*, except as explicitly required by this Standard.
5. reset, reprogram, or otherwise adjust devices, *systems*, and *components* affected by *inspection* required by this Standard.
6. ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition.
7. probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.

14. GLOSSARY OF ITALICIZED TERMS

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* and *component* by its type or other distinguishing characteristics

Dismantle To take apart or remove *components*, devices, or pieces 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 a *home inspection*

Home Inspection The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a home and *describes* those *systems* and *components* using this Standard

Inspect The process of examining *readily accessible systems* and *components* by (1) applying this Standard, and (2) operating *normal operating controls*, and (3) opening *readily openable access panels*

Inspector A person hired to examine *systems* and *components* of a building using this Standard

Installed Attached such that removal requires tools

Normal Operating Controls Devices such as thermostats, switches, and valves intended to be operated by the homeowner

Readily Accessible Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or actions 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 opened by one person, and is not sealed in place

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

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*

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 by the *inspector* to be a significant risk of serious 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 practices

Wall Covering A protective or insulating layer fixed to the outside of a building such as: aluminum, brick, EIFS, stone, stucco, vinyl, and wood

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



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