

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



**AMERICAN
SOCIETY
OF HOME
INSPECTORS**

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Preface

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 a 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) was 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.

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TABLE OF CONTENTS

Section	Page
Preface	2
1.0 Introduction	5
2.0 Purpose and Scope	5
3.0 Use of Specialized Tools and Equipment	5
4.0 Definitions Glossary of Italicized Terms	6
5.0 Structural	9
6.0 Exterior	9
7.0 Deck and Balcony	10
8.0 Roofing	10
9.0 Plumbing	11
10.0 Electrical	12
11.0 Heating, Cooling and Ventilations	13
12.0 Interior	13
13.0 Insulation and Ventilation	14
14.0 Fireplaces and Fuel Burning Appliances	14
15.0 General Limitations and Exclusions	15

ASHI STANDARD OF PRACTICE FOR HOME INSPECTIONS

1. INTRODUCTION

1.1 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 While the ASHI Standards of Practice establish obligations that may be different than those mandated by law, in any instance where the ASHI Standards of Practice and the law conflict, the obligations of the law take precedence. The ASHI Standards of Practice are not intended to discourage or limit additional or more detailed inspections.

2.2 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 of the residential building as observed* at the time of the *home inspection*.

2.3 The Inspector shall:

- A. *inspect and describe the 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. *the condition of those systems and components specified in this Standard* that, in the professional judgment of the *Inspector*, are not functioning properly, *significantly deficient a material defect, unsafe, or are near, at, or beyond the end of their normal useful service lives;*

2. *the recommendations to repair or replace a material defect, or to obtain further examination and analysis by a qualified professional, tradesman or service technician, regarding the systems or components specified in this Standard-correct, or monitor for future correction, the deficiencies reported in 2.3.B.1, or items needing further evaluation;*
 3. *the reason or explanation, if not self evident, a system or component specified in this Standard contained a material defect, for the purpose of advising the client of the need for appropriate action reasoning or explanation as to the nature of the deficiencies reported in 2.3.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.

2.4 This Standard is NOT intended to limit the Inspector from:

- A. including other services or *systems and components* in addition to those *required* listed in this Standard *Section 2.3.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. USE OF TOOLS AND SPECIALIZED EQUIPMENT

- 3.1 *A home inspector may use reasonable and appropriate tools or equipment that, in the Inspector's professional judgment, the Inspector believes is necessary to adequately perform a home inspection.*
- 3.2 *A home inspector is not required to:*
 - A. use specialized equipment, instruments or testing devices, such as but not limited to:
 1. amp meters;

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2. pressure gauges;
3. moisture meters;
4. combustible gas or carbon monoxide detection equipment and similar equipment;
5. thermal imaging equipment (i.e. infrared cameras);
6. environmental testing equipment and devices;
7. elevation determination devices;
8. ladders capable of reaching surfaces over one story above ground surface;
9. cameras or other equipment used to inspect the interior of a drain or sewer line;
10. drones.

4 DEFINITIONS ~~GLOSSARY~~ OF ITALICIZED TERMS

4.1 This section provides definitions and descriptions or terms for the words used in this Standard. These are an integral part of this Standard and are critical to an understanding of this Standard and its use.

- A. **Scope.** Unless otherwise expressly stated, the following terms shall, for the purposes of this Standard, have the meanings shown in this section.
- B. **Interchangeability.** Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.
- C. **Terms not defined.** Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

Accessible (see Readily Accessible)

Activate means the act of turning on, supplying power, or otherwise enabling systems, equipment, or devices to become active by normal operating controls.

Additional Evaluation or “*Further Evaluation*” means examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by a *home inspection*.

Additional Inspection Services or “*Ancillary Services*” means a specialized inspection by a professional trained to evaluate a specific element of the property that is outside of the scope of home inspection and may require additional licenses, certification, or training.

Alarm Systems means warning devices, installed or free-standing, including but not limited to carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.

Appliance means a device or piece of equipment designed to perform a specific task powered by electricity, gas, or other energy sources.

Architectural Service means any practice involving the art and science of building design for construction of any structure or groupings of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, services that an architect typically provides including concept design, development, preparation of construction documents and construction administration.

Attic Space means the unfinished space between the ceiling joists or truss chords of the top floor and the underside of the roof framing.

Automatic Safety Controls means devices designed and installed to protect *systems* and *components* from unsafe conditions.

Basement/Cellar means the portion of a dwelling that is partly or completely below grade.

Bonding means connecting metallic systems to establish electrical continuity and conductivity.

Branch Circuit means a portion of a wiring system that extends beyond the final automatic overcurrent protective device and terminates at the utilization device or outlet.

Central Air Conditioning means a system that circulates air through a system of supply and return ducts to more than one room and which is not plugged into an electrical outlet.

Client means the party identified as the client in the contract for service is the client.

Component means a part of a *system*.

Cooling System means a climate-controlled system to cool indoor temperature. (i.e., central air, ductless mini-split system, evaporative cooler, window air conditioning system, and portable air conditioners).

Cosmetic means blemishes or imperfections that affect the appearance or aesthetics and do not interfere with the functionality of the *component* or *system*.

Cross Connection means any physical connection or arrangement between potable water and any source of contamination.

Decorative means ~~Ornamental~~; not required for the proper operation of the essential *systems* and *components* of a home.

Defect means a condition, malfunction or problem that is not decorative, cosmetic, or a *material defect*.

Describe means to ~~identify (in writing)~~ state in writing a *system* and/or *component* by its type or other ~~distinguishing~~ observed significant characteristics to distinguish it from other similar *systems* or *components*.

Dismantle means 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, ~~except as may be required within this Standard~~.

Engineering means the application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus.

Engineering Service means any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

Functional Drainage means a plumbing drain that empties at a rate equal to or greater than the supply water flow to the plumbing fixture.

Functional Flow means sufficient water flow to provide supply to the highest and/or furthest fixture from the main water source when a single intermediate fixture is operated simultaneously with uninterrupted flow.

Further Evaluation means examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by a *home inspection*.

Habitable Space means a space in a building for living, sleeping, eating, or cooking. "Habitable space" does not mean a bathroom, toilet room, closet, or any space used or designed for storage.

Heat Pump means a mechanical-compression cycle refrigeration system that can be reversed to either heat or cool a controlled space.

Heat Source means a permanent heat source may be a radiator, convector unit, radiant panel, heat pipe, ductwork, grille, register or other device(s) from which heat is intended to be emitted.

Heating System means a permanently installed *system* to heat all or a portion of the dwelling unit.

Home Inspection means a limited visual examination of the *readily accessible systems* and *components* of one to four family dwelling units for compensation. The inspection includes an opinion with a written evaluation of the defined *systems* and *components* listed in this Standard.

Home Inspection Report or "**Inspection report**" means a written evaluation prepared and issued by a *home inspector* upon completion of a *home inspection*, which meets this Standard.

Home Inspector means an individual who performs a *Home Inspection* for compensation.

Household Appliances may include, but are not limited to *installed* ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste disposers.

Inspect means 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*.

Inspection Report or "**Home Inspection Report**" means a written document of the observations as of the date and time of the home inspection resulting from the limited visual examination/inspection of the property which meets this Standard.

Inspector (see **Home Inspector**) ~~A person hired to examine systems and components of a building using this Standard~~

Installed means attached such that removal requires tools.

Load Bearing means those elements that support both dead and live loads (i.e. foundations, floors, walls, ceilings, and roof framing).

Material Defect means a condition that in the professional judgment of the inspector significantly affects the value, habitability, or safety of the dwelling and/or occupants. The fact that a structural element or other *system* or *component* is near, at or beyond the end of the normal useful life of such a structural element, *system* or subsystem is not by itself a *material defect*.

Non-Invasive means not causing disturbance or damage upon inspection except where necessary (i.e., probing).

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

Normal Useful Life- means a subjective estimate based upon observations, or average estimates of similar items, *systems*, or *components*, or a combination thereof, that an item, *system*, or *component*, is estimated to be able to function in accordance with its intended purpose before warranting replacement.

Operate means to activate equipment using normal operating controls.

Permanently Installed means an item, *system* or *component* designed or intended to remain where originally placed, not easily moved and which is attached, connected, or set in place for use so as to render moving or removing the item, *system*, or *component* impossible without the use of tools or equipment.

Probing means the inspector shall inspect all of the visible structural *systems* and *components* by probing structural *components* where deterioration is visible and suspected or where clear indications of possible deterioration exist. Probing is not required when, in the opinion of the *Inspector*, probing would only further damage any area already identified as defective or where no deterioration is visible or present to exist.

Readily Accessible means ~~available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or actions that will likely involve risk to persons or property~~ visually observable and able to be examined without requiring destructive measures; without risk to the *Inspector* or others; without risk of damage to any item of personal or real property; without requiring the *Inspector* to move, remove, damage, or disturb any wall, floor, ceiling, or window coverings; or any interior or exterior claddings or finish treatments; to move, remove, damage, disturb, climb upon, climb over, or straddle any item of personal property; to move, remove, damage, or disturb any

landscape elements; or to interrupt the business of occupants and not requiring disassembly or the use of any special protective clothing or special tools or equipment.

Readily Openable Access Panel means 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 means spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground and other similar equipment and associated accessories, *etc.*

Representative Number means one *component* per room for multiple similar interior *components* such as windows and electric receptacles; one *component* on each side of the *residential building* for multiple similar exterior *components*.

Residential Building means a structure consisting of from one to four family dwelling units and their attached garages or carports but excluding the common elements and areas in multiple unit housing such as condominiums.

Roof Drainage Systems means *components* used to carry water off a roof and away from a building.

Shut Down means a state in which a *system* or *component* cannot be operated by *normal operating controls*.

Slab on Grade means structures that have no crawl space and are in direct contact with the soil. Slabs may or may not have supporting piers or pads.

Solid Fuel Burning Appliances means a hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction.

Solid Fuel Heating Device means any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, woodstoves, central furnaces, and combinations of these devices.

State means to identify in writing.

Structural Component means a *component* that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

System means a combination of interacting or interdependent *components*, assembled to carry out one or more functions.

Technically Exhaustive means an investigation that involves *dismantling*, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means.

Under-floor Crawlspace means the area within the confines of the foundation and between the ground and the underside of the floor.

Unsafe means 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/Siding means a protective or insulating layer fixed to the outside of a *residential building* such as, but not limited to, aluminum, **adhered manufactured veneer**, brick, EIFS, **fiber-cement**, stone, stucco, vinyl and wood.

Wiring Method means the identification of electrical conductors or wires by their general type such as, **but not limited to**, non-metallic sheathed cable, armored cable and knob and tube, ~~etc.~~

5. STRUCTURAL COMPONENTS

5.1 The *Inspector* shall:

- A. *inspect the visible and accessible structural components.*
- B. *describe in writing the type and material of the:*
 1. foundation.
 2. floor structure.
 - a. subfloor.
 - b. floor joists.
 - c. beams/girders.
 - d. columns/piers/pads.
 3. wall structure.
 4. ceiling structure.
 5. roof structure.
 - a. sheathing/decking.
 - b. framing.
- C. *describe in writing the condition, according to Section 2.3.B.1, of the following systems and components specified in this Standard:*
 1. foundation.

2. floor structure.
 - a. subfloor.
 - b. floor joists.
 - c. beams/girders.
 - d. columns/piers/pads.
 3. wall structure.
 4. ceiling structure.
 5. roof structure.
 - a. sheathing/decking.
 - b. framing.
- D. *state in writing the location of the access to and methods used to inspect under-floor crawlspaces and attics.*

5.2 The *Inspector* is NOT required to:

- A. provide *engineering or architectural services* or analysis, **including calculations regarding roof loading by any roof structures or environmental conditions.**
- B. offer an opinion about the adequacy of *structural systems and components.*
- C. enter *under-floor crawlspace areas and attics* that **are not readily accessible or** have less than **24 30** inches of vertical **clearance** and **30 inches of horizontal** clearance between *components* and the ground or that have an access opening smaller than **16-18** inches by 24 inches.
- D. traverse *attic load bearing components* that are concealed by insulation or by other materials.

6. EXTERIOR

6.1 The *Inspector* shall:

- A. *inspect the visible and accessible:*
 1. wall coverings (siding), flashing and trim.
 2. exterior doors **and windows.**
 3. attached and adjacent ~~balconies~~, stoops, steps, **ramps**, porches, and their associated ~~railings~~ **guards and handrails.**
 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 *residential building.*
 6. walkways, patios, and driveways.
- B. *describe in writing the type and material of the:*
 1. wall coverings (siding).

- C. describe in writing the condition, according to Section 2.3.B.1, of the following systems and components specified in this Standard:
1. wall coverings (siding), flashing, and trim.
 2. exterior doors and windows.
 3. attached and adjacent stoops, steps, ramps, porches, and their associated guards and handrails, eaves, soffits, and fascias where accessible from the ground level.
 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 residential building.
 6. walkways, patios, and driveways.

6.2 The Inspector is NOT required to inspect:

- A. storm doors, storm windows, 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, breakwalls, and docks.
- G. erosion control and earth stabilization measures.
- H. sidewalks along the street, whether public or private.

7. DECK AND BALCONY

7.1 The Inspector shall:

- A. inspect the visible and accessible:
 1. framing including ledger boards, joists, and beams.
 2. supporting members.
 3. footings and piers.
 4. walking surface.
 5. guards and handrails.
 6. stairs and landings.
- B. describe in writing the type and material of the:
 1. framing.
 2. walking surface.
 3. guards and handrails.
- C. describe in writing the condition, according to Section 2.3.B.1, of the following systems and components specified in this Standard:
 1. framing.

2. walking surface.
3. guards and handrails.

7.2 The Inspector is NOT required to determine:

- A. determine adequacy and load capacity of framing, footings, and piers.
- B. enter the underside of a deck that has less than 30 inches of vertical clearance and 30 inches of horizontal clearance between components and the ground or that has an access opening smaller than 18 inches by 24 inches or inspect the underside of a deck that is more than 14 feet above grade level.

8. ROOFING

8.1 The Inspector shall:

- A. inspect the visible and accessible:
 1. roofing materials.
 2. roof drainage systems.
 3. flashing.
 4. skylights, chimneys, and other roof penetrations.
- B. describe in writing the type and material of the roofing.
 - ~~1. roofing materials.~~
 - ~~2. methods used to inspect the roofing.~~
- C. describe in writing the condition, according to Section 2.3.B.1, of the following systems and components specified in this Standard:
 1. roofing.
 2. roof drainage systems.
 3. flashing.
- D. state in writing the method(s) used to inspect the roofing.

8.2 The Inspector is NOT required to inspect:

- A. antennas, satellite dishes, de-icing equipment, lightning arrestors, or similar attachments.
- B. interiors of vent systems, flues, and chimneys that are not readily accessible.
- C. other installed accessories.

8.3 The Inspector is NOT required to walk on roofs.

9. PLUMBING

9.1 The Inspector shall:

A. inspect the visible and accessible:

1. interior water ~~supply service~~ and predominant distribution systems including fixtures and faucets.
2. predominant interior drain, waste and vent systems including fixtures.
3. water heating equipment and hot water supply systems.
4. vent systems, flues, and chimneys.
5. functional flow and functional drainage of interior fixtures.
6. above ground fuel storage and fuel distribution systems.
7. sewage ejectors, sump pumps and related piping.

B. describe in writing the:

1. predominant type and material of interior water service and distribution systems, drain, waste and vent pipes.
2. water heating equipment, including energy source(s).
- ~~3. location of main water and fuel shut-off valves.~~

C. state in writing the location of the:

- a. main water service pipe shutoff valve.
- b. main fuel supply shutoff valve.

D. state in writing the presence of an installed expansion tank(s).

E. describe in writing the condition, according to Section 2.3.B.1, of the following systems and components specified in this Standard:

1. interior water service and distribution systems, drain, waste and vent pipes.
2. water heating equipment.
3. fuel storage and fuel distribution system.

9.2 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, pressure pumps, bladder tanks, ~~and~~ water storage tanks, water filters, and related well or water storage tank equipment and components.

4. water conditioning systems.
5. solar and renewable energy technologies.
6. manual and automatic fire extinguishing and sprinkler systems.
7. lawn and landscape irrigation systems.
8. septic and other sewage disposal or wastewater treatment systems.
9. fuel storage tanks or supply systems.
10. or test for gas or fuel leaks or indications of gas or fuel leaks.

B. determine:

1. whether water supply and sewage disposal are public or private.
 2. water quality.
 3. the adequacy of combustion air components.
 4. the effectiveness of:
 - a. drain stoppers.
 - b. fixture overflow protection.
 - c. sewage ejectors.
 - d. sump pumps.
 - e. circulator pumps.
 5. the function or effectiveness of:
 - a. condensate control and disposal systems or components.
 - b. expansion tanks.
 - c. backflow preventers.
 - d. anti-siphon devices.
 - e. water circulation system.
 - f. anti-scald devices.
 - g. relief valves such as temperature and pressure relief (T&P) valves, pressure relief valves, temperature relief valves, and pressure reducing valves.
 6. the type of geothermal system.
 7. or measure water supply flow and pressure and well water quantity.
 8. the adequacy of whirlpool or spa design features.
 9. whether there are sufficient cleanouts for effective drain cleaning.
 10. the presence or condition of polybutylene (PB), polyethylene (PE), or similar plastic piping and components.
- #### C. fill shower pans and fixtures, tub and shower surrounds or enclosures to test for leakage or functional overflow protection.

- D. remove the cover on a tankless water heater cabinet.
 - E. test, operate, open or close:
 - 1. relief valves.
 - 2. safety controls.
 - 3. manual stop valves.
 - 4. check valves.
 - 5. control valves.
 - F. evaluate the plumbing system for the proper design or sizing of any water, drain, waste or vent components including, but not limited to pipes or fixtures, or compliance with conservation, energy or standards.
 - G. evaluate or determine the time to obtain hot water at any fixture or perform testing of any kind to water heater elements.
- 5. stand-by power generation and storage *systems*, transfer switching and related *components*.
 - 6. smart home *systems*.
 - D. *describe in writing* the condition, according to Section 2.3.B.1, of the following *systems* and *components* specified in this Standard:
 - 1. service drop.
 - 2. service entrance conductors, cables, and raceways.
 - 3. service equipment and main disconnects.
 - 4. service bonding and grounding.
 - 5. interior *components* of load centers (service panels and subpanels).
 - 6. conductors.
 - 7. overcurrent protection devices (fuses and circuit breakers).
 - 8. a *representative number* of installed lighting fixtures, switches and receptacles, ground fault circuit interrupters (GFCI's) and arc fault circuit interrupters (AFCI's) when possible.

10. ELECTRICAL

10.1. The Inspector shall:

- A. *inspect the visible and accessible*:
 - 1. service drop.
 - 2. service entrance conductors, cables, and raceways.
 - 3. service equipment and main disconnects.
 - 4. service **bonding and grounding**.
 - 5. interior *components* of **load centers** (service panels and subpanels).
 - 6. conductors.
 - 7. overcurrent protection devices (fuses and circuit breakers).
 - 8. a *representative number* of installed lighting fixtures, switches and receptacles, ground fault circuit interrupters (GFCI's) and arc fault circuit interrupters (AFCI's) **when possible**.
- B. *describe in writing the*:
 - 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.
 - 1. **type and material of the predominant branch circuit wiring method**.
 - 2. **type of overcurrent protection devices** (fuses and circuit breakers).
- C. state in writing the presence, where visible and if readily identifiable, of:
 - 1. solid conductor aluminum *branch circuit* wiring.
 - 2. knob and tube *branch circuit* wiring.
 - 3. whole house surge protection device(s).
 - 4. EV charging systems and related *components*.

10.2 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. **photovoltaic (solar)**, geothermal, wind and other renewable energy *systems*.
 - 6. **lightning arrestor systems**.
 - 7. **de-icing systems**.
 - 8. **EV charging equipment and related components**.
 - 9. stand-by power generation and storage *systems*, transfer switching and related *components*.
- B. measure amperage, voltage and impedance.
- C. determine the age and type of smoke alarms and carbon monoxide alarms.
- D. *operate or determine* the functionality and control of any smart home devices and/or *systems*, communication, and automation.
- E. insert any tool, probe or testing device inside electrical panels.
- F. *dismantle* any electrical device or control other than to remove the covers of load centers (service panels and subpanels).

- G. activate any electrical systems or branch circuits that are not energized.
- H. determine the accuracy of any labeling.

11. HEATING, VENTILATION AND AIR CONDITIONING (HVAC)

11.1. The Inspector shall:

- A. open readily openable access panels
- B. inspect the visible and accessible:
 - 1. permanently installed heating and cooling equipment systems.
 - 2. vent systems, flues, and chimneys.
 - 3. distribution systems.
 - 4. whole house fans.
- C. describe in writing the:
 - 1. type of system (i.e., forced air furnace, heat pump, steam boiler, hot water boiler, electric, geothermal, evaporative cooler, hybrid, ductless mini-split, etc.).
 - 2. energy source(s).
 - 3. permanently installed heating and cooling systems.
 - 4. vent systems, flues and chimneys.
 - 5. distribution systems.
- D. describe in writing the condition, according to Section 2.3.B.1, of the following systems and components specified in this Standard:
 - 1. permanently installed heating and cooling systems.
 - 2. vent systems, flues, and chimneys.
 - 3. distribution systems.
 - 4. whole house fans.
- E. state in writing the presence of:
 - 1. heat recovery ventilator (HRV).
 - 2. energy recovery ventilator (ERV).
 - 3. smart ventilation system.

11.2 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. electronic air cleaning and sanitizing devices.
 - 5. heating and cooling units that are not permanently installed or that are installed in windows.

- 6. heating and cooling systems using ground-source, water source, solar and renewable energy technologies.
- 7. automatic venting systems.
- 8. condensate control and disposal.
- 9. automatic setbacks, timers, programs or clocks.
- 10. mechanical ventilation systems such as:
 - a. heat recovery ventilator (HRV).
 - b. energy recovery ventilator (ERV).
 - c. smart ventilation system.
- B. determine:
 - 1. heating and cooling supply adequacy and distribution balance.
 - 2. the adequacy of combustion air components.
 - 3. the type of geothermal system.
 - 4. thermostat calibration.
- C. operate HVAC equipment when weather conditions or other circumstances may cause damage to the system.

12. INTERIOR

12.1 The Inspector shall:

- A. inspect the visible and accessible:
 - 1. walls, ceilings and floors.
 - 2. ramps, steps, stairways, landings, guards and railings handrails.
 - 3. countertops and a representative number of installed cabinets.
- B. inspect:
 - 1. a representative number of doors and windows.
 - 2. garage vehicle doors and automatic door openers.
 - 3. household appliances (i.e. permanently installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines and food waste grinders disposers) by using normal operating controls to activate the primary function.
- C. describe in writing the condition, according to Section 2.3.B.1, of the following systems and components specified in this Standard:
 - 1. walls, ceilings and floors.
 - 2. ramps, steps, stairways, landings, guards and handrails.
 - 3. countertops and a representative number of installed kitchen wall cabinets.

12.2 The *Inspector* is **NOT** required to *inspect*:

- A. paint, wallpaper, and other finish treatments.
- B. floor coverings.
- C. window treatments.
- D. coatings on and/or the hermetic seals between panes of window glass.
- E. **safety glazing.**
- F. central vacuum *systems*.
- G. *recreational facilities*.
- H. *installed* and free-standing kitchen and laundry appliances not listed in Section 12.1.B.3.
- I. appliance thermostats including their calibration, adequacy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, other specialized features of the appliance **and microwave radiation leakage.**
- J. *operate*, or confirm the operation of every control and feature of an inspected appliance.

12.3 The *Inspector* is **NOT** required to:

- A. move suspended ceiling tiles or panels.
- B. move personal possessions, furniture, stored items, **window treatments**, or any coverings such as carpets or rugs.
- C. **operate** any security bar release and opening mechanisms, whether interior or exterior.

13. INSULATION AND VENTILATION

13.1 The *Inspector* shall:

- A. **inspect** the visible and *accessible*:
 - 1. insulation, **ventilation**, and vapor retarders in **crawl spaces, foundation areas** and unfinished attic spaces.
 - ~~2. ventilation of attics and foundation areas.~~
 - ~~3. kitchen, bathroom, laundry, and similar exhaust systems.~~
 - 2. **mechanical or similar exhaust systems** for the kitchen(s), bathroom(s) and laundry areas.
 - 3. clothes dryer exhaust *systems*.
- B. **describe** state in writing the presence or absence of:
 - 1. insulation and vapor retarders in unfinished spaces **at conditioned surfaces.**
 - ~~2. absence of insulation in unfinished spaces at conditioned surfaces.~~
 - 2. **a radiant barrier.**
 - 3. **permanently installed dehumidification systems.**

- C. **describe** in writing the condition, according to Section 2.3.B.1, of the following *systems* and *components* specified in this Standard:

- 1. insulation, ventilation, and vapor retarders in crawl spaces, foundation areas and unfinished attic spaces.
- 2. **mechanical or similar exhaust systems** for the kitchen(s), bathroom(s) and laundry areas.
- 3. clothes dryer exhaust *systems*.

13.2 The *Inspector* is **NOT** required to:

- A. disturb or move insulation or vapor retarders.
- B. break or otherwise damage the surface finish or weather seal on or around attic and crawl space access panels or covers.
- C. identify the composition or R-value of insulation.
- D. **activate** thermostatically operated or solar powered fans.
- E. determine the adequacy of ventilation in attics and crawl spaces.

14. FIREPLACES AND FUEL-BURNING APPLIANCES

14.1 The *Inspector* shall:

- A. **inspect** the visible and *accessible*:
 - 1. fuel-burning fireplaces, stoves, and fireplace inserts.
 - 2. fuel-burning accessories *installed* in fireplaces.
 - 3. chimneys and vent *systems*.
 - 4. **permanently installed** electric fireplaces.
 - 5. mantles, hearth, and fireplace surround.
- B. **describe** in writing the type and material of:
 - 1. fuel-burning fireplaces, stoves, and fireplace inserts.
 - 2. fuel-burning accessories *installed* in fireplaces.
 - 3. chimneys and vent *systems*.
- D. **describe** in writing the condition, according to Section 2.3.B.1, of the following *systems* and *components* specified in this Standard:
 - 1. fuel-burning fireplaces, stoves, and fireplace inserts.
 - 2. fuel-burning accessories *installed* in fireplaces.
 - 3. chimneys and vent *systems*.
 - 4. **permanently installed** electric fireplaces.
 - 5. mantles, hearth, and fireplace surround.

14.2 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.~~
 5. combustion air *components* and to determine their adequacy.
 6. heat distribution assists (gravity fed and fan assisted).
 7. fuel-burning fireplaces and appliances located outside the *inspected* structures.
- B. *operate, or confirm the operation of every control and feature of permanently installed fireplaces other than their primary functionality.*
- C. *determine draft characteristics.*
- D. *move fireplace inserts and stoves or firebox contents.*
- E. *light pilot flames.*
- F. *ignite or extinguish fires.*
- G. *perform any type of chimney inspection, such as a National Fire Protection Association (NFPA) 211 Level I, II or III inspection.*

15. GENERAL LIMITATION AND EXCLUSIONS

15.1 General limitations

- A. The *inspector* is **NOT** required to perform *any* action, 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.

15.2 General exclusions

- A. The *Inspector* is **NOT** required to determine:
1. the condition of *systems and components* that are not *readily accessible*.
 2. the *age, remaining* life expectancy *or remaining useful* life 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. the suitability of the property for any specialized uses.
 7. compliance of *systems and components* with past and present requirements, guidelines, codes, **standards**, regulations, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, recall notices or advisories, etc.
 8. the market value of the property and its marketability.
 9. the advisability of purchasing the property.
 10. 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, **wood destroying insects**, molds and mold-like substances.
 11. 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.
 12. the **presence or** effectiveness of *systems installed* and methods used to control or remove suspected hazardous plants, animals, ~~and~~ environmental hazards **and drainage control**.
 13. operating costs of *systems and components*.
 14. acoustical properties of *systems and components*.
 15. soil conditions relating to **seismic**, geotechnical or hydrologic specialties.
 16. whether items, materials, conditions and *components* are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions.
 17. **the method of construction such as but not limited to site-built, modular, manufactured, balloon or platform framed, etc.**
 18. **property boundary lines or encroachments.**
 19. **the insurability of the property.**
- 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*.
 5. **remote-controlled devices via Wi-Fi, Bluetooth, RF, or other communication protocols and automations.**
- D. The *Inspector* is **NOT** required to:
 1. **enter** 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.*~~ (moved to structural section)
 3. ~~*walk roof surfaces.*~~ (moved to roofing section)
 2. 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*.
 3. *describe* or report on *systems* and *components* that are not included in this Standard and that were not *inspected*.
 4. move personal property, **stored items**, furniture, equipment, plants, soil, snow, ice, and debris.
 5. *dismantle systems* and *components*, except as explicitly required by this Standard.
 6. reset, reprogram, or otherwise adjust devices, *systems*, and *components* affected by *inspection* required by this Standard.
 7. ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition.
 8. probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.
 9. **turn on any utilities such as the electric, water or gas.**
 10. **anticipate future events or conditions, including but not limited to:**
 - a. **decay, deterioration, or damage that may occur after the inspection.**
 - b. **deficiencies from abuse, misuse or lack of use.**
- c. **changes in performance of any component or system due to changes in use or occupancy.**
- d. **the consequences of the inspection or its effects on current or future buyers and sellers.**
- e. **common household accidents, personal injury, or death.**
- f. **the presence of water penetration.**
- g. **future performance of any *system* or *component*.**
- E. The *Inspector* is **NOT** required to *inspect*:
 1. underground items including, but not limited to, **wells, cisterns**, underground storage tanks and other underground indications of their presence, whether abandoned or active.
 2. **interior and exterior subsurface drainage systems.**
 3. items that are not permanently *installed*.
 4. *installed decorative* items.
 5. items in areas that are not entered in accordance with **5.2.C and 15.2.D.1.**
 6. detached structures other than garages and carports.
 7. common elements or areas in multi-unit housing, such as condominium properties and cooperative housing.
 8. every occurrence of multiple similar *components*.
 9. outdoor cooking appliances, **fireplaces, and fire pits.**
 10. **bridges.**
 11. **elevators, lifts, cable-hoisted fixtures, and devices.**
 12. **swimming pools, spas, hot tubs, ponds, water features and their related components.**
 13. **phone and cable lines, antennas and satellite dishes.**



AMERICAN SOCIETY OF HOME INSPECTORS

Code of Ethics for the Home Inspection Profession

The ASHI Code of Ethics details the core guidelines of home inspection professionalism and home inspection ethics. Covering crucial issues such as conflicts of interest, good faith and public perception, these home inspection ethics are central pillars of home inspection professionalism for the entire industry.

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.

All inspector members of ASHI have agreed to abide by this Code of Ethics.

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.

**American Society of Home Inspectors, Inc.®
Effective ~~on~~ June 13, 2004**

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ASHI's HOME INSPECTION STANDARD OF PRACTICE FOR THE HOME INSPECTION PROFESSION

PROPOSED SIGNIFICANT IMPROVEMENTS AND RATIONALE

Words and letters in BLACK in the proposed text column are from the current SoP. Words and letters with a strikethrough in BLUE are from the current SoP and are intended to be replaced. Words and letters in RED are the proposed changes in the document sent to Members during the first public comment period held during the summer of 2024. Words and letters in GREEN are newest proposed changes based on the feedback from Members from the first public comment period held during the summer of 2024. Words and letters in RED and GREEN in the proposed text column are explained in the rationale column. Only changes considered significant are discussed. The final document will be reviewed for grammatical and formatting changes prior to finalization. Members are highly encouraged to review this document and submit their comments and suggestions for review by the Standards Committee.

The full text of the proposed standard improvements has been included for maximum understanding of this document.

Definitions Used in Rationale Explanation

CLARIFICATION – clarifies the scope of the inspection and report. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.

CLARIFICATION OF LIMITATION – clarifies that each system or component to be inspected is limited to the visible and accessible aspects only. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.

CLARIFICATION AND EXPLANATION – clarifies that each system or component to be inspected is limited to the visible and accessible aspects only. This also clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This helps explain to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.

CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.

CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.

ADDITION TO STANDARD – this alerts the client of the presence of these systems and/or components and allows the home inspector to inform the client that these items may be beyond the scope and limitations of the home inspection and could require additional evaluation by an expert in the appropriate field, i.e. a licensed electrician or contractor who specializes in that item. Reducing misunderstandings helps reduce risk for inspectors.

STATEMENT OF CONDITION – this alerts the client about the condition of those components specified that are, in the professional judgement of the Inspector, “deficient” as defined in 2.3.B.1. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.

NEW ITEM – this alerts the client to the presence of these systems and/or components.

Proposed Text	Rationale
<p>Preface</p> <p>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 a 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) was 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>No change</p>

<p>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.</p>	
<p>Non-Exclusive License for use of ASHI Standard of Practice The American Society of Home Inspectors (ASHI) hereby grants this irrevocable, non-exclusive, royalty-free License to any federal, state or local government or educational institution located in the United States or Canada, and any agencies thereof, including licensing boards, to use ASHI's Standard of Practice for Home Inspections without the need for pre-approval, provided that such use is clearly attributed to ASHI.</p> <p>ASHI specifically authorizes any government or government agency to use and copy, for any public purpose, ASHI's Standard of Practice for Home Inspectors and other materials without further approval from ASHI, even if the materials are protected by copyright or other laws. If a government adopts the ASHI SoP but modifies the SoP, the government must note the modification so that it is clear to the reader which portion of the text was modified.</p> <p>Nothing in this License shall preclude ASHI from modifying its Standards of Practice or other materials.</p> <p>Members of ASHI may utilize the Standard of Practice for Home Inspectors solely in their own home inspection services.</p>	<p>ASHI desires that our Standard of Practice for Home Inspections remain the de facto Standard for the Home Inspection Profession whether it is by government agency, regulators, educational institutions, trade groups or individual professional home inspectors.</p> <p>Note: This language has already been reviewed and approved by ASHI's attorney.</p>
<p>ASHI STANDARD OF PRACTICE FOR HOME INSPECTIONS 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 <i>home inspectors</i>. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' <i>inspection</i> services to the public.</p>	<p>No change other than to create a new Section 1. This was moved from the Preface.</p>

<p>2. PURPOSE AND SCOPE</p>	
<p>2.1 While the ASHI Standards of Practice establish obligations that may be different than those mandated by law, in any instance where the ASHI Standards of Practice and the law conflict, the obligations of the law take precedence. The ASHI Standards of Practice are not intended to discourage or limit additional or more detailed inspections.</p>	<p>This section makes it clear that a Member must adhere to their state’s regulations but allows the Member to exceed those regulations if desired.</p> <p>Note: This language has already been reviewed and approved by ASHI’s attorney.</p>
<p>2.2 The purpose of this document is to establish a minimum standard (Standard) for <i>home inspections</i> performed by <i>home inspectors</i> who subscribe to this Standard. <i>Home inspections</i> performed using this Standard are intended to provide the client with information about the condition of inspected <i>systems</i> and <i>components of the residential building as observed</i> at the time of the <i>home inspection</i>.</p>	<p>2.2 CLARIFICATION – clarifies the scope of the inspection and report. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>2.3 The Inspector shall:</p> <p>A. <i>inspect and describe</i> the readily accessible, visually observable, <i>installed systems</i> and <i>components</i> listed in this Standard.</p>	<p>2.3A – The word “describe” clarifies the purpose and scope of a home inspection. “Describe” is a defined term in Section 4 “Definitions of Italicized Terms”.</p>
<p>B. provide the client with a written report, using a format and medium selected by the <i>inspector</i>, that states:</p> <ol style="list-style-type: none"> 1. <i>the condition</i> of those <i>systems</i> and <i>components specified in this Standard</i> that, in the professional judgment of the <i>Inspector</i>, are not functioning properly, <i>significantly deficient a material defect, unsafe, or are near, at, or beyond</i> the end of their <i>normal useful service lives</i>. 2. <i>the recommendations to repair or replace a material defect, or to obtain further examination and analysis by a qualified professional, tradesman or service technician, in the systems or components specified in this Standard; correct, or monitor for future correction, the deficiencies reported in 2.3.B.1, or items needing further evaluation;</i> 3. <i>the reason or explanation, if not self evident, a system or component specified in this Standard contained a material defect, for the purpose of advising the client of the need for appropriate action; reasoning or explanation as to the nature of the deficiencies reported in 2.3.B.1, that are not self evident;</i> 4. those <i>systems</i> and <i>components</i> designated for inspection in this Standard that were present at the time of the <i>home inspection</i> but were not inspected and the reason(s) they were not inspected. 	<p>2.3.B – no change</p> <p>2.3.B.1. – clarifies the overall intent and purpose of a professional home inspection. The change is based on the language in the SoP in many regulated states. The additional language helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors. Definitions for the italicized words are contained in Section 4 “Definitions of Italicized Terms”.</p> <p>2.3.B.2. – although the deletion of “or monitor for future correction” is based on legal advice, Members are encouraged to include this information in their home inspection report.</p> <p>2.3.B.2. and 2.3.B.3. – the term “deficiency” has been replaced with “material defect” as defined in Section 4 and used in the SoP in many regulated states. CLARIFICATION – clarifies the scope of the inspection and report. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>2.3.B.4. – no change</p>

<p>C. adhere to the ASHI® Code of Ethics for the Home Inspection Profession.</p>	<p>2.3.C. – this was reinstated into the home inspection SoP based on Members input.</p>
<p>2.4 This Standard is NOT intended to limit the Inspector from:</p> <p>A. including other services or <i>systems</i> and <i>components</i> in addition to those listed in this Standard required in Section 2.3.A.</p> <p>B. designing or specifying repairs, provided the <i>inspector</i> is appropriately qualified and willing to do so.</p> <p>C. excluding <i>systems</i> and <i>components</i> from the <i>inspection</i> if requested or agreed to by the client.</p>	<p>2.4 – no change other than the referencing the systems and components in 2.3.A.</p>
<p>3. USE OF TOOLS AND SPECIALIZED EQUIPMENT</p>	<p>3 – new section to the SoP</p>
<p>3.1 A home inspector may use reasonable and appropriate tools or equipment that, in the Inspector’s professional judgment, the Inspector believes is necessary to adequately perform a home inspection.</p>	<p>3.1 CLARIFICATION – clarifies the scope of the inspection and report. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>3.2 A home inspector is not required to:</p> <p>A. use specialized equipment, instruments or testing devices, such as but not limited to:</p> <ol style="list-style-type: none"> 1. amp meters; 2. pressure gauges; 3. moisture meters; 4. combustible gas or carbon monoxide detection equipment and similar equipment; 5. thermal imaging equipment (i.e. infrared cameras); 6. environmental testing equipment and devices; 7. elevation determination devices; 8. ladders capable of reaching surfaces over one story above ground surface; 9. cameras or other equipment used to inspect the interior of a drain or sewer line; 10. drones. 	<p>3.2.A. CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>Although this list is found in the SoP in many regulated states, this section is not intended to prevent the Member from using any of these or other specialized equipment, instruments or testing devices, especially if required by the regulations in their state.</p>
<p>4 DEFINITIONS GLOSSARY OF ITALICIZED TERMS</p>	<p>4 – this section has been moved from the back of the SoP to the front as commonly found in the front of codes and standards. This helps the client have a better understanding of the terminology utilized.</p>
<p>4.1 This section provides definitions and descriptions or terms for the words used in this Standard. These are an integral part of this Standard and are critical to an understanding of this Standard and its use.</p> <p>A. Scope. Unless otherwise expressly stated, the following terms shall, for the purposes of this Standard, have the meanings shown in this section.</p>	<p>4.1 – this section is for clarification of terms and words.</p>

<p>B. Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.</p> <p>C. Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.</p>	
<p>Accessible (see Readily Accessible)</p> <p>Activate means the act of turning on, supplying power, or otherwise enabling systems, equipment, or devices to become active by normal operating controls.</p> <p>Additional Evaluation or “<i>Further Evaluation</i>” means examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by a <i>home inspection</i>.</p> <p>Additional Inspection Services or “<i>Ancillary Services</i>” means a specialized inspection by a professional trained to evaluate a specific element of the property that is outside of the scope of home inspection and may require additional licenses, certification, or training.</p> <p>Alarm Systems means warning devices, installed or free-standing, including but not limited to carbon monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.</p> <p>Appliance means a device or piece of equipment designed to perform a specific task powered by electricity, gas, or other energy sources.</p> <p>Architectural Service means any practice involving the art and science of building design for construction of any structure or groupings of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, services that an architect typically provides including concept design, development, preparation of construction documents and construction administration.</p> <p>Attic Space means the unfinished space between the ceiling joists or truss chords of the top floor and the underside of the roof framing.</p> <p>Automatic Safety Controls means devices designed and <i>installed</i> to protect <i>systems</i> and <i>components</i> from unsafe conditions.</p>	<p>The list of definitions has been greatly expanded from ASHI’s current SoP and was based on the definitions found within the SoP in most regulated states. The intent of this expanded list is to provide clients and Members with a better understanding of what the terms used in this Standard mean.</p> <p>Some definitions/terms, including those in ASHI’s current SoP, have been modified or revised to coincide with the definitions in many regulated states.</p> <p>CLARIFICATION – also clarifies the scope of the inspection and report. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>

Basement/Cellar means the portion of a dwelling that is partly or completely below grade.

Bonding means connecting metallic systems to establish electrical continuity and conductivity.

Branch Circuit means a portion of a wiring system that extends beyond the final automatic overcurrent protective device and terminates at the utilization device or outlet.

Central Air Conditioning means a system that circulates air through a system of supply and return ducts to more than one room and which is not plugged into an electrical outlet.

Client means the party identified as the client in the contract for service is the client.

Component means a part of a system.

Cooling System means a climate-controlled system to cool indoor temperature. (i.e., central air, ductless mini-split system, evaporative cooler, window air conditioning system, and portable air conditioners).

Cosmetic means blemishes or imperfections that affect the appearance or aesthetics and do not interfere with the functionality of the *component* or *system*.

Cross Connection means any physical connection or arrangement between potable water and any source of contamination.

Decorative means ~~Ornamental~~; not required for the proper operation of the essential *systems* and *components* of a home.

Defect means a condition, malfunction or problem that is not decorative, cosmetic, or a *material defect*.

Describe means to ~~identify (in writing)~~ state in writing a *system* and/or *component* by its type or other ~~distinguishing~~ observed significant characteristics to distinguish it from other similar *systems* or *components*.

Dismantle means 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, **except as may be required within this Standard**.

Engineering means the application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus.

Engineering Service means any professional service or creative work requiring engineering education, training, and experience and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works or processes.

Functional Drainage means a plumbing drain that empties at a rate equal to or greater than the supply water flow to the plumbing fixture.

Functional Flow means sufficient water flow to provide supply to the highest and/or furthest fixture from the main water source when a single intermediate fixture is operated simultaneously with uninterrupted flow.

Further Evaluation means examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by a *home inspection*.

Habitable Space means a space in a building for living, sleeping, eating, or cooking. "Habitable space" does not mean a bathroom, toilet room, closet, or any space used or designed for storage.

Heat Pump means a mechanical-compression cycle refrigeration system that can be reversed to either heat or cool a controlled space.

Heat Source means a permanent heat source may be a radiator, convective unit, radiant panel, heat pipe, ductwork, grille, register or other device(s) from which heat is intended to be emitted.

Heating System means a permanently installed *system* to heat all or a portion of the dwelling unit.

Home Inspection means a limited visual examination of the *readily accessible systems and components* of one to four family dwelling units for compensation. The inspection includes an opinion with a written evaluation of the defined *systems and components* listed in this Standard.

Home Inspection Report or "**Inspection report**" means a written evaluation prepared and issued by a *home inspector* upon completion of a *home inspection*, which meets this Standard.

Home Inspector means an individual who performs a *Home Inspection* for compensation.

Household Appliances may include, but are not limited to *installed* ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste disposers.

Inspect means 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*.

Inspection Report or "**Home Inspection Report**" means a written document of the observations as of the date and time of the home inspection resulting from the limited visual examination/inspection of the property which meets this Standard.

Inspector (see **Home Inspector**) ~~A person hired to examine systems and components of a building using this Standard~~

Installed means attached such that removal requires tools.

Load Bearing means those elements that support both dead and live loads (i.e. foundations, floors, walls, ceilings, and roof framing).

Material Defect means a condition that in the professional judgment of the inspector significantly affects the value, habitability, or safety of the dwelling and/or occupants. The fact that a structural element or other *system* or *component* is near, at or beyond the end of the normal useful life of such a structural element, *system* or subsystem is not by itself a *material defect*.

Non-Invasive means not causing disturbance or damage upon inspection except where necessary (i.e., probing).

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

Normal Useful Life means a subjective estimate based upon observations, or average estimates of similar items, *systems*, or *components*, or a combination thereof, that an item, *system*, or *component*, is estimated to be able to function in accordance with its intended purpose before warranting replacement.

Operate means to activate equipment using normal operating controls.

Permanently Installed means an item, *system* or *component* designed or intended to remain where originally placed, not easily moved and which is attached, connected, or set in place for use so as to render moving or removing the item, *system*, or *component* impossible without the use of tools or equipment.

Probing means the inspector shall inspect all of the visible structural *systems* and *components* by probing structural *components* where deterioration is visible and suspected or where clear indications of possible deterioration exist. Probing is not required when, in the opinion of the *Inspector*, probing would only further damage any area already identified as defective or where no deterioration is visible or present to exist.

Readily Accessible means ~~available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or actions that will likely involve risk to persons or property~~ visually observable and able to be examined without requiring destructive measures; without risk to the *Inspector* or others; without risk of damage to any item of personal or real property; without requiring the *Inspector* to move, remove, damage, or disturb any wall, floor, ceiling, or window coverings; or any interior or exterior claddings or finish treatments; to move, remove, damage, disturb, climb upon, climb over, or straddle any item of personal property; to move, remove, damage, or disturb any landscape elements; or to interrupt the business of occupants and not requiring disassembly or the use of any special protective clothing or special tools or equipment.

Readily Openable Access Panel means 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 means spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground and other similar equipment and associated accessories, *etc.*

Representative Number means one *component* per room for multiple similar interior *components* such as windows and electric receptacles; one *component* on each side of the *residential building* for multiple similar exterior *components*.

Residential Building means a structure consisting of from one to four family dwelling units and their attached garages or carports but excluding the common elements and areas in multiple unit housing such as condominiums.

Roof Drainage Systems means *components* used to carry water off a roof and away from a building.

Shut Down means a state in which a *system* or *component* cannot be operated by *normal operating controls*.

Slab on Grade means structures that have no crawl space and are in direct contact with the soil. Slabs may or may not have supporting piers or pads.

Solid Fuel Burning Appliances means a hearth and fire chamber or similar prepared place in which a fire may be built and which is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney and related factory-made parts designed for unit assembly without requiring field construction.

Solid Fuel Heating Device means any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, woodstoves, central furnaces, and combinations of these devices.

State means to identify in writing.

Structural Component means a *component* that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).

System means a combination of interacting or interdependent *components*, assembled to carry out one or more functions.

Technically Exhaustive means an investigation that involves *dismantling*, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means.

Under-floor Crawlspace means the area within the confines of the foundation and between the ground and the underside of the floor.

Unsafe means 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.

<p>Wall Covering/Siding means a protective or insulating layer fixed to the outside of a <i>residential building</i> such as, but not limited to, aluminum, adhered manufactured veneer, brick, EIFS, fiber-cement, stone, stucco, vinyl and wood.</p> <p>Wiring Method means the identification of electrical conductors or wires by their general type such as, but not limited to, non-metallic sheathed cable, armored cable and knob and tube.,etc.</p>	
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GENERAL NOTE: whenever a Section of the Standard indicates “describe the type and material” or “describe the condition” of a system or component or “state the location” of a system or component, “in writing” has been included be in line with the SoP in many regulated states and to emphasize this information must be included in a written home inspection report. If a particular system or component is not present or is not applicable, the home inspection report should state that. This helps reduce misunderstandings about the information that must be included in a home inspection report. Reducing misunderstandings helps reduce risk for inspectors.

5. STRUCTURAL COMPONENTS

<p>5.1 The Inspector shall:</p> <p>A. <i>inspect the visible and accessible structural components.</i></p>	<p>5.1.A CLARIFICATION OF LIMITATION – clarifies that each system or component to be inspected is limited to the visible and accessible aspects only. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>B. <i>describe in writing the type and material of the:</i></p> <ol style="list-style-type: none"> 1. the foundation. 2. the floor structure. <ol style="list-style-type: none"> a. subfloor. b. floor joists. c. beams/girders. d. columns/piers/pads. 3. the wall structure. 4. the ceiling structure. 5. the roof structure. <ol style="list-style-type: none"> a. sheathing/decking. b. framing. 	<p>5.1.B.2a-d and 5.1.B.5a-b</p> <p>CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>C. <i>describe in writing the condition, according to Section 2.3.B.1, of the following systems and components specified in this Standard:</i></p> <ol style="list-style-type: none"> 1. foundation. 2. floor structure. <ol style="list-style-type: none"> a. subfloor. b. floor joists. c. beams/girders. d. columns/piers/pads. 3. wall structure. 4. ceiling structure. 5. roof structure. <ol style="list-style-type: none"> a. sheathing/decking. b. framing. 	<p>5.1.C STATEMENT OF CONDITION – this alerts the client about the condition of those components specified that are, in the professional judgement of the Inspector, “deficient” as defined in 2.3.B.1. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>5.1.C.1-5 CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>

<p>D. state in writing the location of the access to and methods used to inspect <i>under-floor crawlspaces</i> and attics.</p>	<p>5.1.D NEW ITEM – this alerts the client to the presence of these systems and/or components. This helps a client understand where such accesses are located and clarifies the method the home inspector used to inspect these locations. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>5.2 The Inspector is NOT required to:</p> <p>A. provide <i>engineering or architectural services</i> or analysis, including calculations regarding roof loading by any roof structures or environmental conditions.</p>	<p>5.2.A CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>B. offer an opinion about the adequacy of <i>structural systems</i> and components.</p>	<p>5.2.B no change</p>
<p>C. enter <i>under-floor crawlspace</i> areas and attics that are not readily accessible or have less than 24 30 inches of vertical clearance and 30 inches of horizontal clearance between components and the ground or that have an access opening smaller than 16 18 inches by 24 inches.</p>	<p>5.2.C – “attics” added and dimensions changed to be in line with the SoP in many regulated states. 5.2.C – “are not readily accessible” moved from General Exclusions (currently Section 13.2D.2).</p> <p>CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>D. traverse attic load bearing components that are concealed by insulation or by other materials.</p>	<p>5.2.D no change</p>
<p></p>	<p></p>
<p>6. EXTERIOR</p>	<p></p>
<p>6.1 The Inspector shall:</p> <p>A. inspect the visible and accessible:</p> <ol style="list-style-type: none"> 1. wall coverings, flashing and trim. 2. exterior doors and windows. 3. attached and adjacent balconies, stoops, steps, ramps, porches, and their associated guards and handrails 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 residential building. 6. walkways, patios, and driveways. 	<p>6.1.A CLARIFICATION AND EXPLANATION – clarifies that each system or component to be inspected is limited to the visible and accessible aspects only. This also clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This helps explain to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>6.1.A.2 – added “windows” to be in line with the SoP in many regulated states.</p> <p>6.1.A.3 – “balconies” has been moved to Section 4.</p> <p>6.1.A.3 – added “ramps, guards and handrails” (deleted “railings” for technical clarity. Changed to be in line with the SoP in many regulated states.</p> <p>CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>6.1.A.5 – added “residential” for technical clarity.</p>

<p>B. <i>describe in writing</i> the type and material of:</p> <ol style="list-style-type: none"> 1. wall coverings (siding). 	<p>6.1.B CLARIFICATION – clarifies the scope of the inspection and report. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>C. <i>describe in writing</i> the condition, according to Section 2.3.B.1, of the following systems and components specified in this Standard:</p> <ol style="list-style-type: none"> 1. wall coverings (siding), flashing and trim. 2. exterior doors and windows. 3. attached and adjacent stoops, steps, ramps, porches, and their associated guards and handrails. 4. eaves, soffits, and fascias where accessible from ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. walkways, patios, and driveways. 	<p>6.1.C STATEMENT OF CONDITION – this alerts the client about the condition of those components specified that are, in the professional judgement of the Inspector, “deficient” as defined in 2.3.B.1. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>6.2 The Inspector is NOT required to inspect:</p> <ol style="list-style-type: none"> A. storm doors, storm windows, 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, breakwalls, and docks. G. erosion control and earth stabilization measures. H. sidewalks along the street, whether public or private. 	<p>6.2.A-G – no changes</p> <p>6.2.H CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>7. DECK AND BALCONY</p>	<p>New section to the SoP</p>
<p>7.1 The Inspector shall:</p> <ol style="list-style-type: none"> A. <i>inspect</i> the visible and accessible: <ol style="list-style-type: none"> 1. framing including ledger boards, joists, and beams. 2. supporting members. 3. footings and piers. 4. walking surface. 5. guards and handrails. 6. stairs and landings. B. <i>describe in writing</i> the type and material of the: <ol style="list-style-type: none"> 1. framing. 2. walking surface. 	<p>7.1.A1-6 CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>7.1.A-B CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>

<p>3. guards and handrails.</p>	
<p>C. describe in writing the condition, according to Section 2.3.B.1, of the following systems and components specified in this Standard:</p> <ol style="list-style-type: none"> 1. framing. 2. walking surface. 3. guards and handrails. 	<p>7.1.C STATEMENT OF CONDITION – this alerts the client about the condition of those components specified that are, in the professional judgement of the Inspector, “deficient” as defined in 2.3.B.1. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>7.2 The Inspector is NOT required to determine:</p> <ol style="list-style-type: none"> A. determine adequacy and load capacity of framing, footings, and piers. B. enter the underside of a deck that has less than 30 inches of vertical clearance and 30 inches of horizontal clearance between components and the ground or that has an access opening smaller than 18 inches by 24 inches or inspect the underside of a deck that is more than 14 feet above grade level. 	<p>7.2.A-B CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>8. ROOFING</p>	
<p>8.1 The Inspector shall:</p> <ol style="list-style-type: none"> A. inspect the visible and accessible: <ol style="list-style-type: none"> 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and other roof penetrations. 	<p>8.1.A CLARIFICATION OF LIMITATION – clarifies that each system or component to be inspected is limited to the visible and accessible aspects only. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>8.1.A.4 added “other” CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<ol style="list-style-type: none"> B. describe in writing the type and material of the roofing. <ol style="list-style-type: none"> 1. roofing materials. 2. methods used to inspect the roofing. 	<p>8.1.B CLARIFICATION – clarifies the scope of the inspection and report. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>8.1.B.1 – combined sections only.</p> <p>8.1.B.2 – moved to 8.1.D for clarification.</p>
<p>C. describe in writing the condition, according to Section 2.3.B.1, of the following systems and components specified in this Standard:</p> <ol style="list-style-type: none"> 1. roofing. 2. roof drainage systems. 3. flashing. 	<p>8.1.C STATEMENT OF CONDITION – this alerts the client about the condition of those components specified that are, in the professional judgement of the Inspector, “deficient” as defined in 2.3.B.1. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>

<p>D. describe in writing the methods used to inspect the roofing.</p>	<p>8.1C No change other than to move from existing combined section to its own section.</p>
<p>8.2 The Inspector is NOT required to inspect:</p> <p>A. antennas.</p> <p>B. interiors of vent systems, flues, and chimneys that are not readily accessible.</p> <p>C. other installed accessories.</p>	<p>8.2 No change</p>
<p>8.3 The Inspector is NOT required to walk roofs.</p>	<p>8.3 Added to be in line with the SoP in many regulated states.</p> <p>CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>9. PLUMBING</p>	
<p>9.1 The Inspector shall:</p> <p>A. inspect the visible and accessible:</p> <ol style="list-style-type: none"> 1. interior water supply service and predominant distribution systems including fixtures and faucets. 2. predominant interior drain, waste and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. functional flow and functional drainage of interior fixtures. 6. above ground fuel storage and fuel distribution systems. 7. sewage ejectors, sump pumps, and related piping. 	<p>9.1.A CLARIFICATION OF LIMITATION – clarifies that each system or component to be inspected is limited to the visible and accessible aspects only. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>9.1.A.1 terminology change from “supply” to “service” for technical clarification.</p> <p>9.1.A.1-2 – addition of “predominant” only.</p> <p>9.1.A.3-4 no changes</p> <p>9.1.A.5-6 CLARIFICATION – clarifies scope of the inspection and report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors. These additions are in line with the SoP in many regulated states.</p> <p>9.1.A.6 – no change</p>
<p>B. describe in writing the:</p> <ol style="list-style-type: none"> 1. type and material of interior water supply, drain, waste, and vent piping materials. 2. type and material of water heating equipment, including energy source(s). 3. location of main water and fuel shut-off valves. 3. location of the: <ol style="list-style-type: none"> a. main water supply shutoff valve. b. main fuel supply shutoff valve. c. main waste cleanout. 	<p>9.1.B.1-2 CLARIFICATION – clarifies scope of the inspection and report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>9.1.B.3 reorganized and expanded to include 9.1.B.3.c.</p>

<ul style="list-style-type: none"> 4. the function of the temperature pressure relief valve, pressure reducing valve, expansion tank, backflow preventers, anti-siphon device water, circulation system, and anti-scald devices. 5. the type of geothermal system. 6. or measure water supply flow and pressure and well water quantity. 7. the adequacy of whirlpool or spa design features. 8. whether there are sufficient cleanouts for effective drain cleaning. 9. the presence or condition of polybutylene (PB), polyethylene (PE), or similar plastic piping and components. 	<p>9.2.B.4-5 CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>9.2.B.6 added “or measure” to be in line with the SoP in many regulated states. CLARIFICATION – clarifies the scope of the inspection and report. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>9.2.B.7-9 CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<ul style="list-style-type: none"> C. fill shower pans and fixtures to test for leakage or functional overflow protection. D. remove the cover on a tankless water heater cabinet. E. test, operate, open or close: <ul style="list-style-type: none"> 1. temperature/pressure relief valves. 2. safety controls. 3. manual stop valves. 4. check valves. 5. control valves F. evaluate the plumbing system for the proper design or sizing of any water, drain, waste or vent components including, but not limited to pipes or fixtures, or compliance with conservation, energy or standards. G. evaluate or determine the time to obtain hot water at any fixture or perform testing of any kind to water heater elements. 	<p>9.2C-G CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>

<p>10. ELECTRICAL</p>	
<p>10.1. The Inspector shall:</p> <p>A. inspect the visible and accessible:</p> <ol style="list-style-type: none"> 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service bonding and grounding. 5. interior components of load centers (service panels and subpanels). 6. conductors. 7. overcurrent protection devices (fuses and circuit breakers). 8. a representative number of installed lighting fixtures, switches and receptacles, ground fault circuit interrupters (GFCI's) and arc fault circuit interrupters (AFCI's) when possible. 	<p>10.1 CLARIFICATION OF LIMITATION – clarifies that each system or component to be inspected is limited to the visible and accessible aspects only. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>10.1.A.4 CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>10.1.A.5 – terminology change to “load centers” for technical clarification.</p> <p>10.1.A.8 CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>B. describe the:</p> <ol style="list-style-type: none"> 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. type and material of the predominant branch circuit wiring method. 5. type and material of overcurrent protection devices (fuses and circuit breakers). 	<p>10.1.B 1-3 – no changes</p> <p>10.1.B.4 CLARIFICATION – clarifies the scope of the inspection and report. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>10.1.B.5 – added to be in line with the SoP in many regulated states</p> <p>CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>

<p>C. describe the presence, where visible and if readily identifiable, of:</p> <ol style="list-style-type: none"> 1. solid conductor aluminum branch circuit wiring. 2. knob and tube branch circuit wiring. 3. whole house surge protection device(s) 4. EV charging systems and related components. 5. stand-by power generation and storage systems, transfer switching and related components. 6. smart home systems. 	<p>10.1.C.1-6 ADDITION TO STANDARD – this alerts the client of the presence of these systems and/or components and allows the home inspector to inform the client that these items are beyond the scope and limitations of the home inspection and could require additional evaluation by an expert in the appropriate field, i.e. a licensed electrician or contractor who specializes in that item. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>10.1.C.1-2 added to be in line with the SoP in many regulated states.</p>
<p>D. state in writing the condition, according to Section 2.3.B.1, of the following systems and components specified in this Standard:</p> <ol style="list-style-type: none"> 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service bonding and grounding. 5. interior components of load centers (service panels and subpanels). 6. conductors. 7. overcurrent protection devices (fuses and circuit breakers). 8. a representative number of installed lighting fixtures, switches and receptacles, ground fault circuit interrupters (GFCI's) and arc fault circuit interrupters (AFCI's) when possible. 	<p>10.1.D STATEMENT OF CONDITION – this alerts the client about the condition of those components specified that are, in the professional judgement of the Inspector, “deficient” as defined in 2.3.B.1. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>10.2 The Inspector is NOT required to:</p> <p>A. inspect:</p> <ol style="list-style-type: none"> 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. photovoltaic (solar), geothermal, wind and other renewable energy systems. 6. lightning arrestor systems. 7. de-icing systems. 8. EV charging equipment and related components. 9. stand-by power generation and storage systems, transfer switching and related components. 	<p>10.2.A.1-4 – no changes</p> <p>10.2.A.5 – terminology change only.</p> <p>10.2.A.6-9 ADDITION TO STANDARD – this alerts the client of the presence of these systems and/or components and allows the home inspector to inform the client that these items are beyond the scope and limitations of the home inspection and could require additional evaluation by an expert in the appropriate field, i.e. a licensed electrician or contractor who specializes in that item. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>B. measure amperage, voltage, and impedance.</p> <p>C. determine the age and type of smoke alarms and carbon monoxide alarms.</p>	<p>10.2.B-C no changes</p>

<ul style="list-style-type: none"> D. <i>operate or determine</i> the functionality and control of any smart home devices and/or systems, communication, and automation. E. insert any tool, probe or testing device inside electrical panels. F. dismantle any electrical device or control other than to remove the covers of load centers (service panels and subpanels). G. activate any electrical systems or branch circuits that are not energized. H. determine the accuracy of any labeling. 	<p>10.2.D-H CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>11. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS (HVAC)</p>	<p>Combination of individual sections (currently Sections 8 and 9) into one section</p>
<p>11.1. The <i>Inspector</i> shall:</p> <ul style="list-style-type: none"> A. open <i>readily openable access panels</i> B. inspect <i>the visible and accessible</i>: <ul style="list-style-type: none"> 1. <i>permanently installed heating and cooling equipment systems</i>. 2. <i>vent systems, flues, and chimneys</i>. 3. <i>distribution systems</i>. 4. <i>whole house fans</i>. 	<p>11.1.B CLARIFICATION OF LIMITATION – clarifies that each system or component to be inspected is limited to the visible and accessible aspects only. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>11.1.B.1 – addition of “permanently” – clarifies the type of systems to be inspected. “Permanently installed” is now a defined term in the Glossary of Italicized Terms.</p> <p>CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>11.1.B.1 – terminology change from “equipment” to “systems.” The word “system” is a defined in Section 4 “Definition of Italicized Terms”.</p> <p>11.1.B.1 combination of current individual sections into one section.</p> <p>11.1.B.4 – added “whole house fans”</p> <p>CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>

<p>C. describe the:</p> <ol style="list-style-type: none"> 1. type of system (i.e., forced air furnace, heat pump, steam boiler, hot water boiler, electric, geothermal, evaporative cooler, hybrid, ductless mini-split, etc.) 2. energy source(s). 3. permanently installed heating and cooling systems. 4. vent systems, flues and chimneys. 5. distribution systems. 	<p>11.1.C.1 CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>11.1.C.2 – no change</p> <p>11.1.C.3 addition of the word “permanently” CLARIFICATION – clarifies the scope of the inspection and report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>11.1.C.4-5 no changes</p>
<p>D. state in writing the condition, according to Section 2.3.B.1, of the following systems and components specified in this Standard:</p> <ol style="list-style-type: none"> 1. permanently installed heating and cooling systems. 2. vent systems, flues, and chimneys. 3. distribution systems. 4. whole house fans. 	<p>11.1.D STATEMENT OF CONDITION – this alerts the client about the condition of those components specified that are, in the professional judgement of the Inspector, “deficient” as defined in 2.3.B.1. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>E. state the presence of:</p> <ol style="list-style-type: none"> 1. heat recovery ventilator (HRV). 2. energy recovery ventilator (ERV). 3. smart ventilation system. 	<p>11.1.E.1-3 ADDITION TO STANDARD – this alerts the client of the presence of these systems and/or components and allows the home inspector to inform the client that these items are beyond the scope and limitations of the home inspection and could require additional evaluation by an expert in the appropriate field, i.e. a licensed electrician or contractor who specializes in that item. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>11.2 The Inspector is NOT required to:</p> <p>A. inspect:</p> <ol style="list-style-type: none"> 1. interiors of vent systems, flues and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electronic air cleaning and sanitizing devices. 5. heating and cooling systems using ground-source, water-source, solar and renewable energy technologies. 6. heating and cooling units that are not permanently installed or that are installed in windows. 7. automatic venting systems. 8. condensate control and disposal. 	<p>11.2.A.1-5 – no changes other than combining current Sections 8 and 9 and reorganizing.</p> <p>11.2.A.5 – geothermal systems, i.e. ground-source and water-source, are types of heating and cooling systems and should be inspected as part of HVAC. However, a home inspector who is unfamiliar with a geothermal system is permitted to inform the client that this type of system is beyond the scope and limitations of the home inspection and recommend evaluation by an expert who specializes in that type of system.</p>

<p>9. automatic setbacks, timers, programs or clocks.</p> <p>10. mechanical ventilation systems such as:</p> <ul style="list-style-type: none"> a. heat recovery ventilator (HRV). b. energy recovery ventilator (ERV). c. smart ventilation system. 	<p>11.2.A.5 no change other than combining systems.</p> <p>11.2.A.7-9 CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>ADDITION TO STANDARD – this alerts the client of the presence of these systems and/or components and allows the home inspector to inform the client that these items are beyond the scope and limitations of the home inspection and could require additional evaluation by an expert in the appropriate field, i.e. a licensed electrician or contractor who specializes in that item. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>11.2.A.10a-b – reorganized from current Section 11.2.A.6.</p> <p>11.2.A.10c ADDITION TO STANDARD – this alerts the client of the presence of these systems and/or components and allows the home inspector to inform the client that these items are beyond the scope and limitations of the home inspection and could require additional evaluation by an expert in the appropriate field, i.e. a licensed electrician or contractor who specializes in that item. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>B. <i>determine</i>:</p> <ul style="list-style-type: none"> 1. heating and cooling supply adequacy and distribution balance. 2. the adequacy of combustion air components. 3. the type of geothermal system. 4. thermostat calibration. 	<p>11.2.B.1-3 – no change other than combining systems.</p> <p>11.2.B.4 CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>C. <i>operate HVAC equipment when weather conditions or other circumstances may cause damage to the system.</i></p>	<p>11.2.C CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>

<p>12. INTERIORS</p>	
<p>12.1 The <i>Inspector</i> shall:</p> <p>A. <i>inspect</i> the visible and accessible:</p> <ol style="list-style-type: none"> 1. walls, ceilings and floors. 2. ramps, steps, stairways, landings, guards and railings handrails. 3. countertops and a <i>representative number of installed</i> cabinets . 	<p>12.1.A CLARIFICATION – clarifies that each system or component to be inspected is limited to the visible and accessible aspects only. This helps reduce misunderstandings about the scope of a home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>12.1.A.2 - added “ramps”, “landings, guards and handrails” to be in line with the SoP in many regulated states.</p> <p>12.1.A.3 – changed to be in line with the SoP in many regulated states. Also further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>B. <i>inspect</i>:</p> <ol style="list-style-type: none"> 1. a <i>representative number</i> of doors and windows. 2. garage vehicle doors and automatic door openers. 3. household appliances (i.e. <i>installed</i> ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines and food waste grinders disposers) by using <i>normal operating controls</i> to activate the primary function. 	<p>12.1.B.1 – no change</p> <p>12.1.B.2-3 items added to be in line with the SoP in many regulated states.</p> <p>12.1.B.3 terminology change from “grinders” to “disposers”.</p> <p>CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>C. <i>describe in writing</i> the condition, according to Section 2.3.B.1, of the following systems and components specified in this Standard:</p> <ol style="list-style-type: none"> 1. walls, ceilings and floors. 2. ramps, steps, stairways, landings, guards and handrails. 3. countertops and a representative number of installed kitchen wall cabinets. 	<p>12.1C. STATEMENT OF CONDITION – this alerts the client about the condition of those components specified that are, in the professional judgement of the Inspector, “deficient” as defined in 2.3.B.1. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>12.2 The <i>Inspector</i> is NOT required to <i>inspect</i>:</p> <ol style="list-style-type: none"> A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and/or the hermetic seals between panes of window glass. E. safety glazing. F. central vacuum <i>systems</i>. G. <i>recreational facilities</i>. 	<p>12.2.A-C no changes</p> <p>12.2.D – grammatical change only</p> <p>12.2.E – added to be in line with the SoP in many regulated states</p> <p>CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>

<p>H. <i>installed</i> and free-standing kitchen and laundry appliances not listed in Section 12.1.B.3.</p> <p>I. appliance thermostats including their calibration, adequacy of heating elements, self-cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, other specialized features of the appliance and microwave radiation leakage.</p> <p>J. <i>operate</i>, or confirm the operation of every control and feature of an inspected appliance.</p>	<p>12.2F-H no change other than relabeling.</p> <p>12.2.I CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>12.2.J – no change other than relabeling.</p>
<p>12.3 The <i>Inspector</i> is NOT required to:</p> <p>A. move suspended ceiling tiles or panels.</p> <p>B. move personal possessions, furniture, stored items, window treatments, or any coverings such as carpets or rugs in order to inspect the concealed flooring.</p> <p>C. operate any security bar release and opening mechanisms, whether interior or exterior.</p>	<p>12.3 added to be in line with the SoP in many regulated states.</p> <p>CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>13. INSULATION AND VENTILATION</p>	
<p>13.1 The <i>Inspector</i> shall:</p> <p>A. <i>inspect the visible and accessible:</i></p> <ol style="list-style-type: none"> 1. insulation, ventilation, and vapor retarders in crawl spaces, foundation areas and unfinished attic spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 2. mechanical or similar exhaust systems for the kitchen(s), bathroom(s) and laundry areas. 3. clothes dryer exhaust <i>systems.</i> 	<p>13.1.A CLARIFICATION AND EXPLANATION – clarifies that each system or component to be inspected is limited to the visible and accessible aspects only. This also clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This helps explain to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>13.1.A.1-3 – no change other than to combine current sections into a single section (13.1.A.1). Also clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>13.1.A.3 no change</p>
<p>B. describe state in writing the presence or absence of:</p> <ol style="list-style-type: none"> 1. insulation and vapor retarders in unfinished spaces at conditioned surfaces. 1. absence of insulation in unfinished spaces at conditioned surfaces. 2. a radiant barrier. 3. permanently installed dehumidification systems. 	<p>13.1.B. – added “the presence or absence of” to be in line with the SoP in many regulated states.</p> <p>13.1.B.2-3 ADDITION TO STANDARD – this alerts the client of the presence of these systems and/or components and allows the home inspector to inform the client that these items are beyond the scope and limitations of the home inspection and could require additional evaluation by an expert in the appropriate field, i.e. a licensed electrician or contractor who specializes in that item. Reducing misunderstandings helps reduce risk for inspectors.</p>

<p>C. describe in writing the condition, according to Section 2.3.B.1, of the following systems and components specified in this Standard:</p> <ol style="list-style-type: none"> 1. insulation, ventilation, and vapor retarders in crawl spaces, foundation areas and unfinished attic spaces. 2. mechanical or similar exhaust systems for the kitchen(s), bathroom(s) and laundry areas. 3. clothes dryer exhaust systems. 	<p>13.1.C STATEMENT OF CONDITION – this alerts the client about the condition of those components specified that are, in the professional judgement of the Inspector, “deficient” as defined in 2.3.B.1. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>13.2 The Inspector is NOT required to:</p> <ol style="list-style-type: none"> A. disturb or move insulation or vapor retarders. B. break or otherwise damage the surface finish or weather seal on or around attic and crawl space access panels or covers. C. identify the composition or R-value of insulation. D. activate thermostatically operated or solar powered fans. E. determine the adequacy of ventilation in attics and crawl spaces. 	<p>13.2.A-E added to be in line with the SoP in many regulated states. ADDITION TO STANDARD – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors</p>
<p>14. FIREPLACES AND FUEL-BURNING APPLIANCES</p>	
<p>14.1. The Inspector shall:</p> <ol style="list-style-type: none"> A. inspect the visible and accessible: <ol style="list-style-type: none"> 1. fuel-burning fireplaces, stoves, and fireplace inserts. 2. fuel-burning accessories installed in fireplaces. 3. chimneys and vent systems. 4. permanently installed electric fireplaces. 5. mantles, hearth, and fireplace surround. 	<p>14.1.A CLARIFICATION AND EXPLANATION – clarifies that each system or component to be inspected is limited to the visible and accessible aspects only. This also clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This helps explain to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>14.1.A.4-5 CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>B. describe in writing the type and material of:</p> <ol style="list-style-type: none"> 1. fuel-burning fireplaces, stoves, and fireplace inserts. 2. fuel-burning accessories installed in fireplaces. 3. chimneys and vent systems. 4. permanently installed electric fireplaces. 	<p>14.1.B.4 CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>

<p>C. describe in writing the condition, according to Section 2.3.B.1, of the following systems and components specified in this Standard:</p> <ol style="list-style-type: none"> 1. fuel-burning fireplaces, stoves, and fireplace inserts. 2. fuel-burning accessories installed in fireplaces. 3. chimneys and vent systems. 4. permanently installed electric fireplaces. 5. mantles, hearth, and fireplace surround. 	<p>14.1.C STATEMENT OF CONDITION – this alerts the client about the condition of those components specified that are, in the professional judgement of the Inspector, “deficient” as defined in 2.3.B.1. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<p>14.2 The inspector is NOT required to:</p> <p>A. inspect:</p> <ol style="list-style-type: none"> 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. 5. combustion air components and to determine their adequacy. 6. heat distribution assists (gravity fed and fan assisted). 7. fuel-burning fireplaces and appliances located outside the inspected structures. 	<p>14.2.A.1-4 no changes</p> <p>14.2.A.5 CLARIFICATION AND EXPLANATION – clarifies and explains the components a home inspector is already inspecting and should be included in a home inspection report. This further explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>14.2.A.5-7 no changes other than relabeling.</p>
<p>B. operate, or confirm the operation of every control and feature of permanently installed fireplaces other than their primary functionality.</p> <p>C. determine draft characteristics.</p> <p>D. move fireplace inserts and stoves or firebox contents.</p> <p>E. light pilot flames.</p> <p>F. ignite or extinguish fires.</p> <p>G. perform any type of chimney inspection, such as a National Fire Protection Association (NFPA) 211 Level I, II or III inspection.</p>	<p>14.2.B-G ADDITION TO STANDARD – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors</p>
<p>15. GENERAL LIMITATION AND EXCLUSIONS</p>	
<p>15.1 General limitations</p> <p>A. The inspector is NOT required to perform any action, or to make determinations, or to make recommendations not specifically stated in this Standard.</p> <p>B. Inspections performed using this Standard:</p> <ol style="list-style-type: none"> 1. are not technically exhaustive. 2. are not required to identify and to report: <ol style="list-style-type: none"> a. concealed conditions, latent defects, consequential damages, and b. cosmetic imperfections that do not significantly affect a component’s performance of its intended function. 	<p>15.1.A-E no changes other than grammar.</p>

<p>C. This Standard applies to buildings with four or fewer dwelling units and their attached and detached garages and carports.</p> <p>D. This Standard shall not limit or prevent the inspector from meeting state statutes which license professional home inspection and home inspectors.</p> <p>E. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the <i>home inspection</i> is provided for emphasis only.</p>	
<p>15.2 General exclusions</p> <p>A. The <i>Inspector</i> is NOT required to determine:</p> <ol style="list-style-type: none"> 1. the condition of <i>systems</i> and <i>components</i> that are not <i>readily accessible</i>. 2. the age, <i>remaining</i> life expectancy or <i>remaining useful life of systems and components</i>. 3. the strength, adequacy, effectiveness, and efficiency of <i>systems</i> and <i>components</i>. 4. the causes of conditions and deficiencies. 5. methods, materials, and costs of corrections. 6. the suitability of the property for any specialized uses. 7. compliance of <i>systems</i> and <i>components</i> with past and present requirements, guidelines, codes, <i>standards</i>, regulations, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, recall notices or advisories, etc. 8. the market value of the property and its marketability. 9. the advisability of purchasing the property. 10. 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, <i>wood destroying insects</i>, molds and mold-like substances. 11. 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. 	<p>15.2A.1 no change</p> <p>15.2.A.2 CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>15.2.A.3-6 no changes</p> <p>15.2.A.7 “standards” added to be in line with the SoP in many regulated states. CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>15.2.A.8-9 no changes</p> <p>15.2.A.10 “wood destroying insects” added to be in line with the SoP in many regulated states. CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>15.2.A.11 no change</p>

<ul style="list-style-type: none"> 12. the presence or effectiveness of <i>systems installed</i> and methods used to control or remove suspected hazardous plants, animals, and environmental hazards and drainage control. 13. operating costs of <i>systems</i> and <i>components</i>. 14. acoustical properties of <i>systems and components</i>. 15. soil conditions relating to seismic, geotechnical or hydrologic specialties. 16. whether items, materials, conditions and <i>components</i> are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions. 17. method of construction such as but not limited to site built, modular, manufactured, balloon or platform framed, etc. 18. property boundary lines or encroachments. 19. the insurability of the property. 	<p>15.2.A.12 added “presence or” and “and drainage control” to be in line with the SoP in many regulated states.</p> <p>15.2.A.13-15 no changes</p> <p>15.2.A.15 added “seismic” to be in line with the SoP in many regulated states.</p> <p>15.2.A.16 no change</p> <p>15.2.A.17-19 added to be in line with the SoP in many regulated states.</p> <p>15.2.A.12, 15.2.A.15 and 15.2.A.17-19 CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
<ul style="list-style-type: none"> B. The <i>Inspector</i> is NOT required to offer: <ul style="list-style-type: none"> 1. or to perform acts or services contrary to law or to government regulations. 2. or to perform architectural, <i>engineering</i>, 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 <i>home inspection</i>. 4. warranties or guarantees. C. The <i>Inspector</i> is NOT required to operate: <ul style="list-style-type: none"> 1. <i>systems</i> and <i>components</i> that are shut down or otherwise inoperable. 2. <i>systems</i> and <i>components</i> that do not respond to <i>normal operating controls</i>. 3. shut-off valves and manual stop valves. 4. <i>automatic safety controls</i>. 5. -remote-controlled devices via Wi-Fi, Bluetooth, RF, or other communication protocols and automations. 	<p>15.2.B.1-4 no changes</p> <p>15.2.C.1-4 no changes</p> <p>15.2.C.5 added due to expanding technology. CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>

<p>D. The <i>Inspector</i> is NOT required to enter:</p> <ol style="list-style-type: none"> 1. enter areas that will, in the professional judgment of the <i>inspector</i>, likely be dangerous to the <i>inspector</i> or to other persons, or to damage the property or its <i>systems</i> and <i>components</i>. 2. <i>under floor crawlspaces</i> and <i>attics</i> that are not readily accessible. 3. <i>walk roof surfaces</i>. (moved to roofing section) 2. perform procedures or operations that will, in the professional judgment of the <i>inspector</i>, likely be dangerous to the <i>inspector</i> or to other persons, or to damage the property or its <i>systems</i> or <i>components</i>. 3. <i>describe</i> or report on <i>systems</i> and <i>components</i> that are not included in this Standard and that were not <i>inspected</i>. 4. move personal property, stored items, furniture, equipment, plants, soil, snow, ice, and debris. 5. <i>dismantle systems</i> and <i>components</i>, except as explicitly required by this Standard. 6. reset, reprogram, or otherwise adjust devices, <i>systems</i>, and <i>components</i> affected by <i>inspection</i> required by this Standard. 7. ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition. 8. probe surfaces that would be damaged or where no deterioration is visible or presumed to exist. 9. turn on any utilities such as electric, water, gas. 10. anticipate future events or conditions, including but not limited to: <ol style="list-style-type: none"> a. decay, deterioration, or damage that may occur after the inspection. b. deficiencies from abuse, misuse or lack of use. c. changes in performance of any component or system due to changes in use or occupancy. d. the consequences of the inspection or its effects on current or future buyers and sellers. e. common household accidents, personal injury, or death. f. the presence of water penetration. g. future performance of any system or component. 	<p>15.2.D.1 – grammatical change only</p> <p>15.2.D.2 moved to Section 5.2.C</p> <p>15.2.D3 moved to Section 8.3</p> <p>15.2.D.2-3 no changes</p> <p>15.2D.4 – “stored items” added CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>15.2.D.9 – added to be in line with the SoP in many regulated states. CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>15.2.D.10.a-g CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
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<p>E. The <i>Inspector</i> is NOT required to <i>inspect</i>:</p> <ol style="list-style-type: none"> 1. underground items including, but not limited to, wells, cisterns, underground storage tanks and other underground indications of their presence, whether abandoned or active. 2. interior and exterior subsurface drainage systems. 3. items that are not permanently <i>installed</i>. 4. <i>installed decorative</i> items. 5. items in areas that are not entered in accordance with 5.2.C and 15.2.D.1. 6. detached structures other than garages and carports. 7. common elements or areas in multi-unit housing, such as condominium properties and cooperative housing. 8. every occurrence of multiple similar <i>components</i>. 9. outdoor cooking appliances, fireplaces, and fire pits. 10. bridges. 11. elevators, lifts, cable-hoisted fixtures, and devices. 12. swimming pools, spas, hot tubs, ponds, water features and their related components. 13. phone and cable lines, antennae and satellite dishes. 	<p>15.2.E.1 CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>15.2.E.2 and 15.2E.5 CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p> <p>15.2.E.3-4 no changes</p> <p>15.2.E.6-8 no changes</p> <p>15.2.E.9-13 CLARIFICATION OF EXCLUSION – this explains to a client the scope and limitations of the home inspection. Reducing misunderstandings helps reduce risk for inspectors.</p>
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