

**REASONS FOR PROPOSED IMPROVEMENTS TO THE
ASHI STANDARDS OF PRACTICE (FOR HOME INSPECTIONS)
BY
ASHI BOARD OF DIRECTORS AND THE STANDARDS COMMITTEE**

19 October 2013

The ASHI Board of Directors and the Standards Committee recommend the following improvements to the ASHI Standards of Practice (for Home Inspections) (SoP). This will become the ASHI home inspection SoP if approved by a majority vote of the ASHI Certified Inspectors (ACIs). This improved SoP is the result of a year of development, member and public comment, and review by the Board of Directors and the Council of Representatives. We recommend that you vote in favor of this improved SoP.

As you read these recommended improvements and the reasons for them, please be aware of the Committee's limitations. The volunteer Committee consists of experienced home inspectors. We have no budget to conduct research, to consult risk actuaries, or to use attorneys; however, attorneys (in addition to ASHI's attorney) have reviewed this proposed SoP as part of the public comment process. We are restricted to using the current SoP format and must work from the existing SoP language and style.

Some proposed improvements are compromises. The definition of a compromise is when nobody is satisfied. Please do not let the fact that you disagree with a particular improvement cause you to oppose the good in this proposal. If we all accept only our own positions, the SoP will never be updated and it will become increasingly irrelevant to the home inspection profession. Your vote is important.

Why is the Standards Committee Proposing SoP Improvements?

ASHI Bylaws Section 8.2.6 and Policy & Procedure Manual Section 10 charge the Committee with developing and maintaining inspection standards for our profession. The last SoP update was in 2006. Changes in government regulations, home construction technology, and home inspection practices require updating the SoP so it will stay relevant and useful. The independent Examining Board of Professional Home Inspectors (EBPHI) periodically conducts a Roll Delineation Study which asks home inspectors throughout the county about how they perform their inspections. This study confirms that updating the SoP is necessary. The Committee examined every SoP section, received feedback on preliminary draft proposals, and agreed to the proposed improvements. It is now time for ACIs to review our recommended proposal and vote.

Was One Overall Reason (Like Limiting Liability) Behind The Proposed Improvements?

No. The improvements are based on many reasons. Liability concerns were often considered after improvements were proposed, but liability wasn't the reason for most proposed improvements. Reasons included keeping up with technical changes in construction, keeping up with actual practices by home inspectors, fixing the SoP style to be more consistent, fixing grammar issues, especially if they might cause confusion, considering suggestions received after public review of initial draft, and other reasons. The most common reason for recommended improvements was clarification to reduce confusion.

Why Aren't Different Proposed Improvements Voted On Separately?

Many of the improvements are interrelated. Not only would trying to separate the related improvements be difficult, the resulting multiple proposals would be more confusing than having this single proposal that includes all improvements.

What Improvements Reduce Inspection Scope And Why Are They Being Proposed?

Clause 3.1.A.2 (2006 SoP) – The existing requirement to probe structural members when deterioration is suspected is deleted because the requirement is inconsistent with the general SoP philosophy of leaving inspection techniques to the judgment of the inspector and because it is difficult to write a probing requirement that can be objectively applied in the field. To emphasize that probing is not required anywhere (not just for structural components), the exclusion is moved to general exclusion **13.2.F.7**. Deleting the probing requirement doesn't mean that inspectors shouldn't probe. They should still probe when they believe it is warranted.

Clause 7.1.B.1 – The existing requirement to describe service voltage is deleted because almost all residential service is 240 volt, because the requirement to describe voltage does not provide clients with useful information, and because describing voltage can cause some clients to confuse it with the more important amperage description. If voltage is substandard, the existing requirement to report it as a deficiency per 2.2.B continues and inspectors should comply. Inspectors may continue to describe voltage if they wish.

Clause 7.1.C.3 (2006 SoP) – The existing requirement to describe solid-conductor aluminum wiring is deleted because it is inconsistent with other SoP sections in that the existing requirement singles out a specific component for special reporting and because simply notifying a client about the presence of this wiring can create concern where none should exist. Solid-conductor aluminum wiring manufactured after about 1972 does not suffer from the same problems as older aluminum wiring and current devices are almost always compatible with aluminum wiring. If an inspector believes that solid-conductor aluminum wiring or the attached devices are deficient, the existing requirement to report it as a deficiency per 2.2.B continues and inspectors should comply. Reporting on solid-conductor aluminum wiring is an education and training issue, not a SoP issue. Removing this requirement gives inspectors the option about how and when to report on this component.

Clause 7.1.B.4 – (7.1.C.5 in 2006 SoP) – The existing requirement to describe all wiring methods (plural) is reduced to describing the predominant wiring method because the existing requirement to report all wiring methods provides little useful information to clients and because it is unreasonable, especially since most wiring is not visible. If the inspector believes that a wiring method (such as knob and tube or solid conductor aluminum) is deficient, the existing requirement to report it as a deficiency per 2.2.B continues and the inspector should comply. Simply notifying the client about the presence of wiring methods does not help clients understand the implications.

Clause 10.2.B – The existing exclusion about inspecting carpeting is expanded to include all floor coverings. Requiring inspectors to judge if any flooring cosmetic flaws, or wear and tear, are reportable deficiencies per 2.2.B is unreasonable, especially since clients can see flooring surfaces and decide if flooring anomalies are important enough to address based on their own judgment.

Clause 12.1.B – (12.1.B.1 and 12.1.B.2 in 2006 SoP) – The existing requirement to describe chimneys for fireplaces and wood burning stoves is deleted because this is not useful information for clients. This improvement aligns with other SoP sections where chimneys are mentioned. Describing chimneys is not required in these sections (i.e. Sections 5, 6, and 8). Clause 12.1.B continues to require describing fireplaces and other fuel burning appliances, which is similar to existing 2006 SoP requirement 12.1.B.1.

What Improvements Expand Inspection Scope And Why Are They Being Proposed?

Clause 7.1.A.9 adds the requirement to inspect AFCIs to the existing requirement to inspect GFCIs. The inspector may choose the AFCI inspection method based on the conditions at the inspection, just as he/she currently does when inspecting GFCIs. The inspector may choose a visual inspection or may choose to test these devices. The local standard of care will eventually determine how to inspect AFCIs, just as it now does with GFCIs.

Clause 10.1.F adds the requirement to inspect one function of specified built-in kitchen appliances. Many state standards and the EBPHI Role Delineation Study reveal that most home inspectors already include kitchen appliance inspection as part of their service. Accordingly, existing 2006 SoP 10.2.E exclusion of household appliances is deleted (including its definition) and is replaced by exclusions **10.2.G, H, & I** which limit the new requirement to only those built-in kitchen appliances listed in the standard.

Reasons for Proposed Updates	Existing 2006 SoP Showing Improvements in Red	Final SoP “Clean” Draft Without Improvements in Red
<p>Title: - Changed to singular “Standard” from plural “Standards” in the title and throughout the SoP because the document is one standard with many parts, not a collection of standards. This is similar to building codes, which have many parts, but are referred to in the singular. To distinguish this standard from ASHI’s auxiliary standards, “for Home Inspections” is added to the title.</p> <p>2.1 (1st sentence) – The SoP is about performing home inspections, not about home inspectors (as is currently stated). The proposed improvement expresses the document’s purpose more precisely and the sentence is easier to understand. “Uniform” is deleted because the SoP is no longer the only standard that may simultaneously apply in states that have home inspection regulations.</p> <p>2.1 (3rd Sentence) - This sentence is moved to 13.1.E.</p>	<p style="text-align: center;">ASHI STANDARDS OF PRACTICE <u>FOR HOME INSPECTIONS</u></p> <p>1. INTRODUCTION The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private home <i>inspectors</i>. ASHI’s objectives include promotion of excellence within the profession and continual improvement of its members’ inspection services to the public.</p> <p>2. PURPOSE AND SCOPE 2.1 The purpose of the Standards of Practice <u>this document</u> is to establish a minimum and uniform standard (<u>Standard</u>) for <u>home inspections performed by</u> home <i>inspectors</i> who subscribe to these this Standards s of Practice. <i>Home inspections performed to these using this</i> Standards s of Practice are intended to provide the client with <u>objective information regarding about</u> the condition of the inspected <u>systems</u> and components of the home as inspected at the time of the <i>home inspection</i>. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home inspection is provided for emphasis only.</p>	<p style="text-align: center;">ASHI STANDARD OF PRACTICE FOR HOME INSPECTIONS</p> <p>1. INTRODUCTION The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private home <i>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>2. PURPOSE AND SCOPE 2.1 The purpose of this document is to establish a minimum standard (Standard) for <i>home inspections</i> performed by home <i>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</i> at the time of the <i>home inspection</i>.</p>

2.2, 2.3, and 13.2.A, & D – Plural “inspectors” is changed to singular to be consistent with Sections 3 – 12 and 13.1.A and to clarify that SoP requirements and exclusions apply to every and each (singular) home inspection and inspector

2.2.B – Current criteria for written reporting (not just oral or video reporting) is clarified because some inspectors miss this important requirement in existing Glossary definitions of “Describe” and “Report.” Clause 2.2.B also clarifies what format and delivery method may be used and for whom reports are written. With this change, the existing definition of “Report” is redundant and is no longer necessary.

2.2.C - This improvement uses the official title of the Code of Ethics.

2.3.A – The word inspection is deleted because inspectors now offer many other services, some of which might not be considered inspection related. Inspectors should be free to offer any service that does not conflict with the Code of Ethics.

2.2 The *inspectors* shall:

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

~~C.-B.~~ *provide the client with a written report, using a format and medium selected by the ~~inspector~~, that states:*

1. those *systems* and *components* inspected that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, *unsafe*, or are near the end of their service lives,
2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.B.1, or items needing *further evaluation* (Per Exclusion 13.2.A.5 ~~the inspectors is are~~ NOT required to determine methods, materials, or costs of corrections.),
3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.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.

~~A.-C.~~ adhere to the ASHI® Code of Ethics ~~of the American Society of Home Inspectors for the Home Inspection Profession.~~

2.3 These ~~This~~ Standards of Practice ~~are is~~ not intended to limit ~~the inspectors~~ from:

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

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

2.2 The *inspector* shall:

A. *inspect readily accessible, visually observable, installed systems and components listed in this Standard.*

B. provide the client with a written report, using a format and medium selected by the *inspector*, that states:

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

C. adhere to the ASHI® Code of Ethics for the Home Inspection Profession.

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

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

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

2.3.C - Because the inspector often knows best when to initiate not inspecting a required item, this clarifies that the client doesn't have to initiate exclusion of a system or component. Client agreement can be evidenced by signing an agreement with appropriate language.

3.1.A.2 - The reasons for deleting this requirement are explained in the introduction to this table.

3.2.C - Defines when a crawlspace is considered accessible. The opening size is the code minimum for most crawlspaces and as such is easily defensible. The clearance to components is a compromise that allows most inspectors reasonable clearance below low obstructions. Inspectors have the option to not enter a crawlspace for safety reasons per the general exclusions in 13.2.D.

3.2.D - Clarifies one condition when inspectors may use general exclusion 13.2.D.1 to not enter attic areas. Inspectors who wish to go beyond the standard and enter attic areas where components are concealed are free to do so.

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

3. STRUCTURAL COMPONENTS

3.1 The *inspector* shall:

A. *inspect*:

~~1. structural components~~ including the foundation and framing.

~~2. by probing a representative number of structural components where deterioration is suspected or where clear indications of deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible or presumed to exist.~~

B. *describe*:

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

3.2 The *inspector* is NOT required to:

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

B. offer an opinion ~~as to~~ about the adequacy of ~~any~~ structural ~~systems or~~ and ~~components~~.

C. enter under-floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches.

D. traverse attic load-bearing components that are concealed by insulation or by other materials.

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

3. STRUCTURAL COMPONENTS

3.1 The *inspector* shall:

A. *inspect structural components* including the foundation and framing.

B. *describe*:

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

3.2 The *inspector* is NOT required to:

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

B. offer an opinion about the adequacy of structural *systems* and *components*.

C. *enter under-floor crawlspace* areas that have less than 24 inches of vertical clearance between *components* and the ground or that have an access opening smaller than 16 inches by 24 inches.

C. *traverse attic load-bearing components* that are concealed by insulation or by other materials.

4.1.A.1, 4.1.B, and Definition in Glossary – The word “siding” means, to some, one type of wall covering and could be misunderstood if the inspector is unaware of the intended broader meaning in the glossary definitions. The more inclusive term “wall covering” is less likely to be misinterpreted.

4.1.A.2 – The words “all” and “any” are deleted here and elsewhere because they are redundant, unnecessary, and because they could imply confusing and unexpected interpretations. Deleting them avoids such potential confusion.

4.2.B Clarifies that all fence-like structures are excluded from a home inspection. Some areas of the country use structures other than traditional chain link and wood fences, such as concrete blocks, bricks and stone.

4. EXTERIOR

4.1 The *inspector* shall:

A. *inspect*:

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

B. *describe* ~~siding~~ wall coverings.

4.2 The *inspector* is NOT required to *inspect*:

A. screening, shutters, awnings, and similar seasonal accessories.

B. fences, boundary walls, and similar structures.

C. geological and ~~or~~ soil conditions.

D. *recreational facilities*.

E. outbuildings other than garages and carports.

F. seawalls, break-walls, and docks.

G. erosion control and earth stabilization measures.

5. ROOFING

5.1 The *inspector* shall:

A. *inspect*:

1. roofing materials.
2. *roof drainage systems*.
3. flashing.
4. skylights, chimneys, and roof penetrations.

B. *describe*:

1. roofing materials.
2. methods used to *inspect* the roofing.

4. EXTERIOR

4.1 The *inspector* shall:

A. *inspect*:

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

B. *describe* *wall coverings*.

4.2 The *inspector* is NOT required to *inspect*:

A. screening, shutters, awnings, and similar seasonal accessories.

B. fences, boundary walls, and similar structures.

C. geological and soil conditions.

D. *recreational facilities*.

E. outbuildings other than garages and carports.

F. seawalls, break-walls, and docks.

G. erosion control and earth stabilization measures.

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5.1 The *inspector* shall:

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B. *describe*:

1. roofing materials.
2. methods used to *inspect* the roofing.

<p>5.2.B, 6.2.A.2, 8.2.A.1, and 12.2.A.1 – Clarifies that, like flue and chimney interiors, vent system interiors that aren't readily accessible also need not be inspected.</p> <p>6.1.A.2 and 6.1.B.1 – Clarifies that the inspect and describe requirements apply to interior piping, not to piping that is normally concealed such as the building water supply and building sewer.</p> <p>6.1.A.6 - Drainage sumps changed to the technically correct term sewage ejectors to reflect the intent that these devices are in scope of the inspection.</p> <p>6.2.A.5, 7.2.A.5, and 8.2.A.5 – Because other renewable energy systems are increasing in popularity but are not common enough for most home inspectors to evaluate, this improvement clarifies SoP intent that, in addition to solar systems, geothermal, wind, and other renewable energy systems also need not be inspected. This improvement helps reduce misunderstandings regarding the scope of a home inspection.</p>	<p>5.2 The <i>inspector</i> is NOT required to <i>inspect</i>:</p> <ul style="list-style-type: none"> A. antennae. B. interiors of <u>vent systems</u>, flues, or and chimneys that are not <i>readily accessible</i>. C. other <i>installed</i> accessories. <p>6. PLUMBING</p> <p>6.1 The <i>inspector</i> shall:</p> <p>A. <i>inspect</i>:</p> <ol style="list-style-type: none"> 1. interior water supply and distribution <i>systems</i> including <u>all</u> fixtures and faucets. 2. <u>interior</u> drain, waste, and vent <i>systems</i> including <u>all</u> fixtures. 3. water heating equipment and hot water supply <i>systems</i>. 4. vent <i>systems</i>, flues, and chimneys. 5. fuel storage and fuel distribution <i>systems</i>. 6. drainage sumps <u>sewage ejectors</u>, sump pumps, and related piping. <p>B. <i>describe</i>:</p> <ol style="list-style-type: none"> 1. <u>interior</u> water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. <p>6.2 The <i>inspector</i> is NOT required to:</p> <p>A. <i>inspect</i>:</p> <ol style="list-style-type: none"> 1. clothes washing machine connections. 2. interiors of <u>vent systems</u>, flues, or and chimneys that are not <i>readily accessible</i>. 3. wells, well pumps, or and water storage related equipment. 4. water conditioning <i>systems</i>. 5. solar, <u>geothermal, and other renewable energy</u> water heating <i>systems</i>. 	<p>5.2 The <i>inspector</i> is NOT required to <i>inspect</i>:</p> <ul style="list-style-type: none"> A. antennae. B. interiors of vent <i>systems</i>, flues, and chimneys that are not <i>readily accessible</i>. C. other <i>installed</i> accessories. <p>6. PLUMBING</p> <p>6.1 The <i>inspector</i> shall:</p> <p>A. <i>inspect</i>:</p> <ol style="list-style-type: none"> 1. interior water supply and distribution <i>systems</i> including fixtures and faucets. 2. interior drain, waste, and vent <i>systems</i> including fixtures. 3. water heating equipment and hot water supply <i>systems</i>. 4. vent <i>systems</i>, flues, and chimneys. 5. fuel storage and fuel distribution <i>systems</i>. 6. sewage ejectors, sump pumps, and related piping. <p>B. <i>describe</i>:</p> <ol style="list-style-type: none"> 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. <p>6.2 The <i>inspector</i> is NOT required to:</p> <p>A. <i>inspect</i>:</p> <ol style="list-style-type: none"> 1. clothes washing machine connections. 2. interiors of vent <i>systems</i>, flues, and chimneys that are not <i>readily accessible</i>. 3. wells, well pumps, and water storage related equipment. 4. water conditioning <i>systems</i>. 5. solar, geothermal, and other renewable energy water heating <i>systems</i>.
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<p>6.2.A.6 – This improvement uses terms that more precisely describe the systems. Adds manual fire extinguishers in compliance with input from ASHI’s attorney.</p> <p>6.2.A.7 and 6.2.B.1 – Feedback indicated existing phrase “private waste disposal systems” is unclear to many and does not cover some excluded systems. This improvement covers more systems and should be clearer to more people regarding the type of systems not required to be inspected.</p> <p>6.2.B.2 and 6.2.C – Determining water supply quantity involves measuring and is usually associated with private well draw-down testing. Clause 6.2.C clarifies the intent of this clause.</p> <p>6.2.B.3, 8.2.B.2, and 12.2.A.6 – Clarifies that determining whether combustion air is adequate is out of scope of a home inspection. Determining adequacy requires out of scope technically exhaustive measurement. This helps reduce misunderstandings about the scope of a home inspection.</p> <p>6.2.C – (2006) The exclusion covering automatic safety controls is moved to 13.2.C.4 so that it will apply to such controls regardless where they are located. The exclusion covering manual stop valves is located in 13.2.C.3.</p> <p>6.2.D – Clarifies that testing for leaks in shower pans and fixtures is not required because testing by filling fixtures with water is an advanced technique and risks creating water damage where none existed.</p>	<p>6. <u>manual and automatic fire extinguishing and sprinkler systems</u> and <u>lawn sprinkler landscape irrigation systems</u>.</p> <p>7. <u>private waste septic and other sewage disposal systems</u>.</p> <p>B. determine:</p> <ol style="list-style-type: none"> 1. whether water supply and waste sewage disposal systems are public or private. 2. water supply quantity or quality. 3. <u>the adequacy of combustion air components.</u> <p>C. <u>measure water supply flow and pressure, and well water quantity.</u></p> <p>C. D. <u>fill shower pans and fixtures to test for leaks.</u></p>	<p>6. manual and automatic fire extinguishing and sprinkler <i>systems</i> and landscape irrigation <i>systems</i>.</p> <p>7. septic and other sewage disposal <i>systems</i>.</p> <p>B. determine:</p> <ol style="list-style-type: none"> 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air <i>components</i>. <p>C. measure water supply flow and pressure, and well water quantity.</p> <p>D. fill shower pans and fixtures to test for leaks.</p>
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<p>7.1.A.9 – The reasons for adding this requirement are explained in the introduction to this table.</p> <p>7.1.B.1 – The reasons for deleting this requirement are explained in the introduction to this table.</p> <p>7.1.B.3 (2006) – The reasons for deleting this requirement are explained in the introduction to this table.</p> <p>7.1.B.3 (new) – “Alarms” better clarifies meaning than “detectors” because it is more commonly used term by manufacturers and experts. Adding carbon monoxide alarms helps align SoP with trends because CO alarms have become increasingly popular as a safety device and even required in some jurisdictions. Adding CO alarms helps align SoP with technical trends.</p> <p>7.1.B.4 – The reasons for changing this describe requirement are explained in the introduction to this table.</p>	<p>7. ELECTRICAL</p> <p>7.1 The inspector shall:</p> <p>A. inspect:</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 grounding. 5. interior <i>components</i> of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a <i>representative number</i> of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters <u>and arc fault circuit interrupters</u>. <p>B. describe:</p> <ol style="list-style-type: none"> 1. amperage and voltage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence of solid conductor aluminum branch circuit wiring. <u>3. presence or absence of smoke detectors alarms and carbon monoxide alarms.</u> 5.<u>4. the predominant branch circuit wiring methods.</u> 	<p>7. ELECTRICAL</p> <p>7.1 The inspector shall:</p> <p>A. inspect:</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 grounding. 5. interior <i>components</i> of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a <i>representative number</i> of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. <p>B. describe:</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. the predominant branch circuit <i>wiring method</i>.
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<p>7.2.A.2 – The devices listed in existing definition of “Alarm Systems” are individually listed in exclusion 7.2.A.2 to clarify these warning alarms are not required to be inspected or operated. This eliminates the need for the glossary definition.</p> <p>7.2.C – Clarifies that inspectors need not determine if smoke alarms are photoelectric and determine their age. This avoids potential misunderstanding arising from ASHI’s endorsement of photoelectric smoke alarms. Because of similarity to smoke alarms, carbon monoxide alarms are also included in this exclusion.</p> <p>8.1.B.3 – Clarifies that inspecting heating distribution systems is in scope. This matches the identical requirement in air conditioning Section 9. This is not a scope expansion because heating distribution systems have always been part of inspecting heating systems.</p>	<p>7.2 The inspector is NOT required to:</p> <p>A. inspect:</p> <ol style="list-style-type: none"> 1. remote control devices. 2. alarm systems and components. <u>or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices.</u> 3. low voltage wiring <i>systems</i> and <i>components</i>. 4. ancillary wiring <i>systems</i> and <i>components</i> not a part of the primary electrical power distribution <i>system</i>. 5. <u>solar, geothermal, wind, and other renewable energy systems.</u> <p>B. measure amperage, voltage, or and impedance.</p> <p>C. <u>determine the age and type of smoke alarms and carbon monoxide alarms.</u></p> <p>8. HEATING</p> <p>8.1 The inspector shall:</p> <p>A. open readily openable access panels.</p> <p>B. inspect:</p> <ol style="list-style-type: none"> 1. <i>installed</i> heating equipment. 2. vent <i>systems</i>, flues, and chimneys. 3. <u>distribution systems.</u> <p>C. describe:</p> <ol style="list-style-type: none"> 1. energy source(s). 2. heating <i>systems</i>. <p>8.2 The inspector is NOT required to:</p> <p>A. inspect:</p> <ol style="list-style-type: none"> 1. interiors of <u>vent systems</u>, flues, or and chimneys that are not <i>readily accessible</i>. 2. heat exchangers. 	<p>7.2 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 <i>systems</i>, and other signaling and warning devices. 3. low voltage wiring <i>systems</i> and <i>components</i>. 4. ancillary wiring <i>systems</i> and <i>components</i> not a part of the primary electrical power distribution <i>system</i>. 5. solar, geothermal, wind, and other renewable energy <i>systems</i>. <p>B. measure amperage, voltage, and impedance.</p> <p>C. determine the age and type of smoke alarms and carbon monoxide alarms.</p> <p>8. HEATING</p> <p>8.1 The inspector shall:</p> <p>A. open readily openable access panels.</p> <p>B. inspect:</p> <ol style="list-style-type: none"> 1. <i>installed</i> heating equipment. 2. vent <i>systems</i>, flues, and chimneys. 3. distribution <i>systems</i>. <p>C. describe:</p> <ol style="list-style-type: none"> 1. energy source(s). 2. heating <i>systems</i>. <p>8.2 The inspector is NOT required to:</p> <p>A. inspect:</p> <ol style="list-style-type: none"> 1. interiors of vent <i>systems</i>, flues, and chimneys that are not <i>readily accessible</i>. 2. heat exchangers.
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<p>8.2.A.4 and 9.2.A Clarifies that, like electronic air filters in existing SoP, devices that claim to treat air (e.g. UV light) need not be inspected. This improvement helps avoid inspection scope misunderstandings.</p> <p>8.2.A.6 Clarifies that heat-recovery and similar whole-house systems need not be inspected. These systems are rare in many areas and most inspectors are not familiar enough with them to inspect them.</p> <p>9.1.B.1 and 9.2.C – Clarifies what equipment is required to be inspected. The existing SoP requirement is unclear about inspection of equipment such as temporary cooling, fans and evaporative cooling units. 9.2.C clarifies existing intent, that permanent units should be inspected unless they are installed in windows.</p>	<p>3. humidifiers or <u>and</u> dehumidifiers.</p> <p>4. electronic air filters <u>cleaning and sanitizing devices</u>.</p> <p>5. solar space heating <u>geothermal, and other renewable energy heating systems</u>.</p> <p><u>6. heat-recovery and similar whole-house mechanical ventilation systems.</u></p> <p>B. determine:</p> <p><u>1. heat supply adequacy or <u>and</u> distribution balance.</u></p> <p><u>2. the adequacy of combustion air components.</u></p> <p>9. AIR CONDITIONING</p> <p>9.1 The inspector shall:</p> <p>A. open readily openable access panels.</p> <p>B. inspect:</p> <p>1. central and through-wall <u>permanently installed cooling</u> equipment.</p> <p>2. distribution <i>systems</i>.</p> <p>C. describe:</p> <p>1. energy source(s).</p> <p>2. cooling <i>systems</i>.</p> <p>9.2 The inspector is NOT required to:</p> <p>A. inspect electronic air filters <u>cleaning and sanitizing devices</u>.</p> <p>B. determine cooling supply adequacy or <u>and</u> distribution balance.</p> <p>C. inspect window air conditioning units <u>cooling units that are not permanently installed or that are installed in windows</u>.</p> <p>10. INTERIORS</p> <p>10.1 The inspector shall inspect:</p> <p>A. walls, ceilings, and floors.</p> <p>B. steps, stairways, and railings.</p> <p>C. countertops and a <i>representative number of installed</i> cabinets.</p>	<p>3. humidifiers and dehumidifiers.</p> <p>4. electric air cleaning and sanitizing devices.</p> <p>5. solar, geothermal, and other renewable energy heating <i>systems</i>.</p> <p>6. heat-recovery and similar whole-house mechanical ventilation <i>systems</i>.</p> <p>B. determine:</p> <p>1. heat supply adequacy and distribution balance.</p> <p>2. the adequacy of combustion air <i>components</i>.</p> <p>9. AIR CONDITIONING</p> <p>9.1 The inspector shall:</p> <p>A. open readily openable access panels.</p> <p>B. inspect:</p> <p>1. central and permanently <i>installed</i> cooling equipment.</p> <p>2. distribution <i>systems</i>.</p> <p>C. describe:</p> <p>1. energy source(s).</p> <p>2. cooling <i>systems</i>.</p> <p>9.2 The inspector is NOT required to:</p> <p>A. inspect electric air cleaning and sanitizing devices.</p> <p>B. determine cooling supply adequacy and distribution balance.</p> <p>C. inspect cooling units that are not permanently <i>installed</i> or that are <i>installed</i> in windows.</p> <p>10. INTERIORS</p> <p>10.1 The inspector shall inspect:</p> <p>A. walls, ceilings, and floors.</p> <p>B. steps, stairways, and railings.</p> <p>C. countertops and a <i>representative number of installed</i> cabinets.</p>
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<p>10.1.E Adding “vehicle” clarifies that 10.1.B refers to the vehicle doors, not other doors in a garage.</p> <p>10.1.F, existing 10.2.E, 10.2.G, 10.2.H, and 10.2.I – The reasons for these improvements are explained in the introduction to this table.</p> <p>10.2.B – The reasons for expanding this limitation are explained in the introduction to this table</p> <p>10.2.D – Inspecting these window energy efficiency characteristics is not a stated requirement in existing SoP. This improvement expressly states their inspection is not required because evidence of their presence or deficiency usually is not visible or can change which is an unreasonable risk for inspectors.</p> <p>11.1.A.3 and 11.1.A.4 The current SoP is unclear about which mechanical ventilation systems are required to be inspected. This improvement identifies, using accepted terms, those systems included in the inspection scope.</p>	<p>D. a <i>representative number</i> of doors and windows.</p> <p>E. garage <u>vehicle</u> doors and garage <u>vehicle</u> door operators.</p> <p>F. <u>installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.</u></p> <p>10.2 The inspector is NOT required to inspect:</p> <p>A. paint, wallpaper, and other finish treatments.</p> <p>B. <u>carpeting floor coverings.</u></p> <p>C. window treatments.</p> <p>D. <u>coatings on and the hermetic seals between panes of window glass.</u></p> <p>D.E. central vacuum <i>systems.</i></p> <p>E. <u>household appliances.</u></p> <p>F. <i>recreational facilities.</i></p> <p>G. <u>installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F.</u></p> <p>H. <u>appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance.</u></p> <p>I. <u>operate, or confirm the operation of every control and feature of an inspected appliance.</u></p> <p>11. INSULATION & AND VENTILATION</p> <p>11.1 The inspector shall:</p> <p>A. inspect:</p> <ol style="list-style-type: none"> insulation and vapor retarders in unfinished spaces. ventilation of attics and foundation areas. mechanical ventilation systems. <u>kitchen, bathroom, laundry, and similar exhaust systems.</u> <u>clothes dryer exhaust systems.</u> 	<p>D. a <i>representative number</i> of doors and windows.</p> <p>E. garage vehicle doors and garage vehicle door operators.</p> <p>F. <i>installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.</i></p> <p>10.2 The inspector is NOT required to inspect:</p> <p>A. paint, wallpaper, and other finish treatments.</p> <p>B. floor coverings.</p> <p>C. window treatments.</p> <p>D. coatings on and the hermetic seals between panes of window glass.</p> <p>E. central vacuum <i>systems.</i></p> <p>F. <i>recreational facilities.</i></p> <p>G. <i>installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F.</i></p> <p>H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance.</p> <p>I. operate, or confirm the operation of every control and feature of an inspected appliance.</p> <p>11. INSULATION AND VENTILATION</p> <p>11.1 The inspector shall:</p> <p>A. inspect:</p> <ol style="list-style-type: none"> insulation and vapor retarders in unfinished spaces. ventilation of attics and foundation areas. kitchen, bathroom, laundry, and similar exhaust <i>systems.</i> clothes dryer exhaust <i>systems.</i>
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<p>11.2 - The deleted sentence refers to exclusions that have nothing to do with disturbing insulation.</p> <p>12, 12.1.A.1, 12.1.A.2, and 12.1.A.3 – The word “Solid” is deleted from the title because this section applies to more than solid fuel burning appliances, such as gas-burning fireplaces. Widespread misunderstanding about what systems are included in this section requires using commonly understood words to clarify what fireplaces and hearth-type stoves are to be inspected. These improvements clarify the existing scope of Section 12 in a more understandable way. There is no change from the current SoP in what is required to be inspected. With these improvements, the existing definition of “Solid Fuel Burning Appliances” is redundant and no longer beneficial.</p> <p>12.1.B – The reason for this improvement is explained in the introduction to this table.</p>	<p>B. describe:</p> <ol style="list-style-type: none"> 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. <p>11.2 The <i>inspector</i> is NOT required to disturb insulation. See 13.2.A.11 and 13.2.A.12.</p> <p>12. FIREPLACES AND SOLID FUEL-BURNING APPLIANCES</p> <p>12.1 The <i>inspector</i> shall:</p> <p>A. inspect:</p> <ol style="list-style-type: none"> 1. system components- <u>fuel-burning fireplaces, stoves, and fireplace inserts.</u> 2. <u>fuel-burning accessories installed in fireplaces.</u> 2-3. <u>chimneys</u> and vents <u>systems.</u> <p>B. describe <u>systems and components listed in 12.1.A.1 and 2.</u></p> <ol style="list-style-type: none"> 1. fireplaces, and solid fuel burning appliances. 2. chimneys. <p>12.2 The <i>inspector</i> is NOT required to:</p> <p>A. inspect:</p> <ol style="list-style-type: none"> 1. interiors of <u>vent systems, flues, or and</u> chimneys <u>that are not readily accessible.</u> 2. firescreens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and fireplace surrounds. 	<p>B. describe:</p> <ol style="list-style-type: none"> 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. <p>11.2 The <i>inspector</i> is NOT required to disturb insulation.</p> <p>12. FIREPLACES AND FUEL-BURNING APPLIANCES</p> <p>12.1 The <i>inspector</i> shall:</p> <p>A. inspect:</p> <ol style="list-style-type: none"> 1. fuel-burning fireplaces, stoves, and fireplace inserts. 2. fuel-burning accessories <i>installed</i> in fireplaces. 3. chimneys and vent <i>systems</i>. <p>B. describe systems and components listed in 12.1.A.1 and 2.</p> <p>12.2 The <i>inspector</i> is NOT required to:</p> <p>A. inspect:</p> <ol style="list-style-type: none"> 1. interiors of vent <i>systems</i>, flues, and chimneys that are not <i>readily accessible</i>. 2. firescreens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and fireplace surrounds.
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<p>12.2.A.8 – Clarifies outdoor fireplaces, fire pits, charcoal grills, etc. need not be inspected because their exclusion is not obvious in the existing SoP.</p> <p>12.2.B - This clause is replaced by the more inclusive general exclusion 13.2.F.6.</p> <p>13.1.A – Like other actions and determinations in existing 13.1.A that are not required unless stated elsewhere, 13.1.A clarifies that making recommendations are also not required unless specifically stated elsewhere in the SoP.</p> <p>13.1.B.2 – Adding “report” broadens application of 13.1.B.2. 13.1.B.2.b clarifies that minor, non-functional cosmetic imperfections, need not be identified or reported. Home inspections were originally intended to identify significant deficiencies that could cost home buyers large amounts of money. This improvement helps return home inspections to their original scope and intent.</p> <p>13.1.C – Attached and detached is added to clarify that both attached and detached garages are in scope for a home inspection</p> <p>13.1.D - This clause is added in compliance with input from ASHI’s attorney.</p>	<p>6. combustion make-up air devices <u>components and to determine their adequacy.</u></p> <p>7. heat distribution assists (gravity fed and fan assisted).</p> <p><u>8. fuel-burning fireplaces and appliances located outside the inspected structures.</u></p> <p>B. ignite or extinguish fires.</p> <p><u>B. determine draft characteristics.</u></p> <p><u>C. move fireplace inserts and stoves or firebox contents.</u></p> <p>13. GENERAL LIMITATIONS AND EXCLUSIONS</p> <p>13.1 General limitations:</p> <p>A. The <i>inspector</i> is NOT required to perform any actions, or to make any determinations, or to <u>make recommendations</u> not specifically stated in these <u>this</u> Standards of Practice.</p> <p>B. <i>Inspections</i> performed using in accordance with these <u>this</u> Standards of Practice:</p> <ol style="list-style-type: none"> are not <i>technically exhaustive.</i> are not required to identify <u>and to report:</u> <ol style="list-style-type: none"> concealed conditions, latent defects, or <u>and</u> consequential damage(s), <u>and</u> <u>cosmetic imperfections that do not significantly affect a component’s performance of its intended function.</u> <p>C. These <u>This</u> Standards of Practice are <u>applicable</u> <u>applies</u> to buildings with four or fewer dwelling units and their <u>attached and detached</u> garages or <u>and</u> carports.</p> <p><u>D. This Standard shall not limit or prevent the inspector from meeting state statutes which license professional home inspection and home inspectors.</u></p>	<p>6. combustion air <i>components</i> and to determine their adequacy.</p> <p>7. heat distribution assists (gravity fed and fan assisted).</p> <p>8. fuel-burning fireplaces and appliances located outside the <i>inspected</i> structures.</p> <p>B. determine draft characteristics.</p> <p>C. move fireplace inserts and stoves or firebox contents.</p> <p>13. GENERAL LIMITATIONS AND EXCLUSIONS</p> <p>13.1 General limitations:</p> <p>A. The <i>inspector</i> is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in this Standard.</p> <p>B. <i>Inspections</i> performed using this Standard:</p> <ol style="list-style-type: none"> are not <i>technically exhaustive.</i> are not required to identify and to report: <ol style="list-style-type: none"> concealed conditions, latent defects, and consequential damages, and cosmetic imperfections that do not affect a component’s performance of its intended function. <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>
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<p>13.1.E This clause is moved from 2.1. The clause’s wording has not changed.</p> <p>Most of the “or” conjunctions in the standard have been replaced by “and” because “and” is the grammatically correct conjunction in most contexts in the standard. When used in a series, “and” means all of the members of the series are included. “Or” means a choice is possible and can be interpreted to mean that the choice is mutually exclusive among members of the series.</p> <p>13.2.A.8 – Adding “of systems and components” clarifies existing intent that 13.2.A.8 does not refer to regulation of home inspections. The listing of excluded rules and guides is expanded because knowing such details is an unreasonable, if not impossible, burden for a home inspector.</p>	<p><u>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.</u></p> <p>13.2 General exclusions:</p> <p>A. The inspectors are is NOT required to determine:</p> <ol style="list-style-type: none"> <u>the</u> conditions of systems or <u>and</u> components that are not <i>readily accessible</i>. <u>the</u> remaining life expectancy of any systems or <u>and</u> components. <u>the</u> strength, adequacy, effectiveness, or <u>and</u> efficiency of any systems or <u>and</u> components. the causes of any conditions or <u>and</u> deficiencies. methods, materials, or <u>and</u> costs of corrections. future conditions including but not limited to failure of <i>systems</i> and <i>components</i>. the suitability of the property for any specialized uses. compliance <u>of systems and components</u> with regulatory past and present requirements <u>and guidelines</u> (codes, regulations, laws, ordinances, <u>specifications, installation and maintenance instructions, use and care guides</u>, etc.). <u>the</u> market value of the property or <u>and</u> its marketability. the advisability of purchasing ing or the property. 	<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>13.2 General exclusions:</p> <p>A. The <i>inspector</i> is NOT required to determine:</p> <ol style="list-style-type: none"> the condition of <i>systems</i> and <i>components</i> that are not <i>readily accessible</i>. the remaining life expectancy of <i>systems</i> and <i>components</i>. the strength, adequacy, effectiveness, and efficiency of <i>systems</i> and <i>components</i>. the causes of conditions and deficiencies. methods, materials, and costs of corrections. future conditions including but not limited to failure of <i>systems</i> and <i>components</i>. the suitability of the property for specialized uses. compliance of <i>systems</i> and <i>components</i> with past and present requirements and guidelines (codes, regulations, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, etc.). the market value of the property and its marketability. the advisability of purchasing the property.
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<p>13.2.A.11 – Because current classifications of life are broader than plants and animals, 13.2.A.11 is clarified to exclude all hazardous and harmful life forms.</p> <p>13.2.A.12 – Because more environmental hazards exist that should be outside a home inspection, 13.2.A.12 is expanded to exclude other possible environmental hazards.</p> <p>13.2.A.13 – This exclusion is changed because “used” seems better than “utilized” and the other changes broaden the application of this general exclusion.</p> <p>13.2.A.17 – Recalls and litigation increase daily. Knowing specific models, date codes, serial numbers, etc. is unreasonable (if not impossible) for a minimum home inspection. 13.2.A.17 applies to components; systems that are well-known problems are not excluded..</p> <p>13.2.B.1 – Expanded to exclude government regulation, not just enacted or adjudicated laws.</p> <p>13.2.B.2 – Because other services similar to engineering should also be excluded, they are added to 13.2.B.2.</p>	<p>11. the presence of potentially hazardous plants, or animals, <u>and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, or diseases harmful to humans including molds or and mold-like substances.</u></p> <p>12. the presence of any environmental hazards including, but not limited to, <u>allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air.</u></p> <p>13. the effectiveness of any systems installed or <u>and methods utilized used</u> to control or remove suspected hazardous substances <u>plants, animals, and environmental hazards.</u></p> <p>14. operating costs of systems or and <u>components.</u></p> <p>15. acoustical properties of any systems or and <u>components.</u></p> <p>16. soil conditions relating to geotechnical or and hydrologic specialties.</p> <p><u>17. whether items, materials, conditions and components are subject to recall, controversy, litigation, product liability and other adverse claims and conditions.</u></p> <p>B. The inspectors are is NOT required to offer:</p> <ol style="list-style-type: none"> 1. or <u>to</u> perform any acts or services <u>contrary to law or to government regulations.</u> 2. or <u>to</u> perform <u>architectural, engineering, contracting, or surveying services or to confirm or to evaluate such services performed by others.</u> 	<p>11. the presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds and mold-like substances.</p> <p>12. the presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air.</p> <p>13. the effectiveness of <i>systems installed</i> and methods used to control or remove suspected hazardous plants, animals, and environmental hazards.</p> <p>14. operating costs of <i>systems</i> and <i>components.</i></p> <p>15. acoustical properties of <i>systems</i> and <i>components.</i></p> <p>16. soil conditions relating to geotechnical and hydrologic specialties.</p> <p>17. whether items, materials, conditions and <i>components</i> are subject to recall, controversy, litigation, product liability and other adverse claims and conditions.</p> <p>B. The inspector is NOT required to offer:</p> <ol 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.
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13.2.E.7 – Because a home inspector can't reasonably, within normal time constraints, look at every inch of multiple similar components such as shingles, joists, rafters, ducts, electrical cables, etc., this new exclusion extends the "representative number" concept to multiple similar components. This new exclusion doesn't apply to multiple systems, like furnaces, which would require individual inspection.

13.2.E.8 – Because of growing trend of gas grills and other outdoor cooking appliances, which are unreasonable to be included, 13.2.E.8 clarifies they are excluded.

3. or to perform ~~any~~ trades or ~~any~~ professional services other than *home inspection*.
4. warranties or guarantees ~~of any kind~~.

C. ~~The inspectors are is~~ NOT required to operate:

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

D. ~~The inspectors are is~~ NOT required to enter:

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

E. ~~The inspectors are is~~ NOT required to inspect:

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

3. or to perform trades or professional services other than *home inspection*.
4. warranties or guarantees.

C. The inspector is NOT required to operate:

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

D. The inspector is NOT required to enter:

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

E. The inspector is NOT required to inspect:

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

13.2.F.5 – Helps relieve inspectors from having to reset clocks and other devices that are modified by the inspection process.

13.2.F.6 – For safety of inspector and to protect the property, this new exclusion extends existing 12.2.B exclusion to all appliances that might require hand-held or piezoelectric ignition.

13.2.F.7 – The probing limitation in currently existing 3.1.A.2 is expanded and moved to Section 13 so that the probing limitation applies everywhere, not just for structure Section 3.

14 Title – The glossary definitions are essential to understanding the requirements and exclusions of the SoP. Some inspectors may not be aware of these definitions or may not be aware that they are an essential part of the SoP. Identifying that the definitions are a section in the SoP clarifies that they are part of the SoP and the definitions apply throughout.

F. ~~The inspectors are~~ is NOT required to:

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

14. ASHI STANDARDS OF PRACTICE
GLOSSARY OF ITALICIZED TERMS

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

F. The *inspector* is NOT required to:

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

14. GLOSSARY OF ITALICIZED TERMS

<p>Deleted definitions – “Alarm Systems”, “Household Appliances”, “Report”, and “Solid Fuel Burning Appliances” are redundant and unnecessary because the terms will no longer be used or appear in the SoP as a result of changes discussed above regarding (respectively) 7.2.A.2, 10.1.F, 2.2.B, and 12.1.</p> <p>Inspect The existing definition is somewhat awkward and has confusing grammar. Parts (1), (2), and (3) clarify the definition of inspect in a more understandable way. The reasons for adding part (4) are explained in the introduction to this table.</p>	<p>Automatic Safety Controls Devices designed and installed to protect <i>systems</i> and <i>components</i> from <i>unsafe</i> conditions</p> <p>Component A part of a <i>system</i></p> <p>Decorative Ornamental; not required for the proper operation of the essential <i>systems</i> and <i>components</i> of a home</p> <p>Describe To identify (in writing) a <i>system</i> or and <i>component</i> by its type or other distinguishing characteristics</p> <p>Dismantle To take apart or remove any <i>components</i>, <i>devices</i>, or <i>pieces</i> of equipment that would not be taken apart or removed by a homeowner in the course of normal maintenance</p> <p>Engineering The application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus</p> <p>Further Evaluation Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the <i>home inspection</i></p> <p>Home Inspection The process by which an <i>inspector</i> visually examines the <i>readily accessible systems</i> and <i>components</i> of a home and which describes those <i>systems</i> and <i>components</i> in accordance with these this Standards-of-Practice</p> <p>Household Appliances—Kitchen, laundry, and similar appliances, whether installed or free-standing</p> <p>Inspect To examine The process of examining any <i>readily accessible systems and</i> or <i>components of a building in accordance with these by (1) applying this</i> Standards-of-Practice, using and <i>(2) operating normal operating controls,</i> and (3) opening <i>readily openable access panels</i></p> <p>Inspector A person hired to examine any <i>systems</i> or <i>components</i> of a building in accordance with using these this Standards-of-Practice</p>	<p>Automatic Safety Controls Devices designed and installed to protect <i>systems</i> and <i>components</i> from <i>unsafe</i> conditions</p> <p>Component A part of a <i>system</i></p> <p>Decorative Ornamental; not required for the proper operation of the essential <i>systems</i> and <i>components</i> of a home</p> <p>Describe To identify (in writing) a <i>system</i> and <i>component</i> by its type or other distinguishing characteristics</p> <p>Dismantle To take apart or remove <i>components</i>, <i>devices</i>, or <i>pieces</i> of equipment that would not be taken apart or removed by a homeowner in the course of normal maintenance</p> <p>Engineering The application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus</p> <p>Evaluating Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the <i>home inspection</i></p> <p>Home Inspection The process by which an <i>inspector</i> visually examines the <i>readily accessible systems</i> and <i>components</i> of a home and which describes those <i>systems</i> and <i>components</i> in accordance with this Standard</p> <p>Inspect The process of examining <i>readily accessible systems</i> and <i>components</i> by (1) applying this Standard, and (2) operating <i>normal operating controls</i>, and (3) opening <i>readily openable access panels</i>, and</p> <p>Inspector A person hired to examine <i>systems</i> or <i>components</i> of a building using this Standard</p>
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Readily Openable Access Panel – Changing “removed” to “opened” clarifies that readily accessible panels are openable even if not removable, such as hinged or sliding panels.

Installed Attached such that removal requires tools

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

Readily Accessible Available for visual *inspection* without requiring moving of personal property, dismantling, destructive measures, or ~~any~~ **actions** that will likely involve risk to persons or property

Readily Openable Access Panel A panel provided for homeowner *inspection* and maintenance that is *readily accessible*, within normal reach, can be ~~removed~~ **opened** by one person, and is not sealed in place

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

~~Report – Communicate in writing~~

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

Roof Drainage Systems *Components* used to carry water off a roof and away from a building

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

~~Siding~~ [Renamed “Wall Covering” and moved below]

Installed Attached such that removal requires tools

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

Readily Accessible Available for visual *inspection* without requiring moving of personal property, dismantling, destructive measures, or actions that will likely involve risk to persons or property

Readily Openable Access Panel A panel provided for homeowner *inspection* and maintenance that is *readily accessible*, within normal reach, can be opened by one person, and is not sealed in place

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

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

Roof Drainage Systems *Components* used to carry water off a roof and away from a building

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

<p>Unsafe – These improvements help clarify unsafe deficiencies to be reported: “Judged by the inspector” clarifies who decides if a condition is unsafe. “Serious bodily injury” clarifies that bodily injury risk is for a substantial injury, not a stubbed toe or nicked finger. The current phrase “construction standards” is often misinterpreted to mean building codes despite two formal RFI interpretations to the contrary. The committee believes “construction practices” is more easily understood and more descriptive of the intent.</p>	<p>Solid Fuel Burning Appliances—A hearth and fire chamber or similar prepared place in which a fire may be built and that is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney, and related factory-made parts designed for unit assembly without requiring field construction</p> <p>Structural Component A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)</p> <p>System A combination of interacting or interdependent <i>components</i>, assembled to carry out one or more functions</p> <p>Technically Exhaustive An investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means</p> <p>Under-floor Crawl Space Crawl space The area within the confines of the foundation and between the ground and the underside of the floor</p> <p>Unsafe A condition in a <i>readily accessible, installed system or component</i> that is judged <u>by the inspector</u> to be a significant risk of <u>serious</u> 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 <u>standards practices</u></p>	<p>Structural Component A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)</p> <p>System A combination of interacting or interdependent <i>components</i>, assembled to carry out one or more functions</p> <p>Technically Exhaustive An investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means</p> <p>Under-floor Crawl space The area within the confines of the foundation and between the ground and the underside of the floor</p> <p>Unsafe A condition in a <i>readily accessible, installed system or component</i> that is judged by the <i>inspector</i> 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>
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<p>Wall Covering – Siding was changed to wall covering in 4.1.A.1 and 4.1.B because siding implies only one of many materials that cover exterior walls. The definition was changed to the dictionary definition of covering and the examples list was simplified to include the most common material types.</p> <p>Wiring Method – Change of 7.1.C.4 result in this term being changed from plural to singular, with the same definition unchanged.</p>	<p>Siding Wall Covering Exterior wall covering and cladding; <u>A protective or insulating layer fixed to the outside of a building</u> such as: aluminum, asphalt, brick, cement/asbestos, EIFS, stone, stucco, veneer, vinyl, wood, etc.</p> <p>Wiring Methods Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable, or <u>and</u> knob and tube, etc.</p>	<p>Wall Covering A protective or insulating layer fixed to the outside of a building such as: aluminum, brick, EIFS, stone, stucco, vinyl, and wood</p> <p>Wiring Method Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable, and knob and tube, etc.</p>
<p><i>Be Sure to Vote!</i></p>	<p><i>Be Sure to Vote!</i></p>	<p><i>Be Sure to Vote!</i></p>