

THE STANDARDS OF PRACTICE



National Association of Certified Home Inspectors



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The National Association of Certified Home Inspectors (NACHI) is the largest organization of inspectors in the nation, and is dedicated to advancing the cause of consumers and its membership through education. The purchase of a property is typically the most significant investment that most consumers will ever make, and that investment needs to be protected. As a consequence, thousands of inspections are conducted daily that result in the production of legal documents, such as inspection reports, contracts, and a variety of agreements, and it is essential therefore that consumers understand what a property inspector does, and what is specifically excluded in inspections.

NACHI property inspectors are professional individuals who, in consideration of a fee, agree to accept the considerable responsibility of evaluating and reporting on the complicated and interrelated conditions and components that comprise a property. However, the service they perform needs to be clearly understood, for practical, ethical, and legal purposes. To borrow an example from medicine, a NACHI property inspector is comparable to a general practitioner, who has learned a lot about the human body and medicine but who has not specialized in any one particular discipline. Similarly, NACHI inspectors know a lot about the building trades, such as roofing, plumbing, heating and air-conditioning, and electrical, but they are not licensed as specialists. In fact, like general practitioners, it is their specific responsibility to defer to such specialists. And for this reason, property inspections are limited in their scope.

NACHI property inspections are non-invasive and visual and intended to alert consumers to material defects that exist at the time of an inspection, and which could significantly affect the value of a property or pose a threat to health or safety. However, a property inspection is not technically exhaustive, and is not intended to be, and will not reveal every single defect. For this reason, a property inspection and report should never be used as a substitute for the seller's transfer disclosure, or construed to be an insurance policy, warranty, or guarantee. Some defects may be latent, and/or become apparent at a later time, which is why inspections have been sensibly characterized as "snapshots in time." And it is essential that consumers understand this and, thereby, have reasonable expectations. However, the terms "non-invasive" and "visual" could be misunderstood and need to be defined more clearly. For example, an inspector may probe a wooden surface in order to better identify termite or dry rot damage, and this could be said to be invasive. Similarly, removing the interior cover from an electrical panel could also be said to be invasive, and inserting an electrical tester into a wall outlet could be construed as being more than a visual examination. Regardless, most inspectors remove cover panels and use a combination of specialized instruments in the service of their clients, such as spirit or laser levels, electrical testers, carbon-monoxide testers, and even infra-red thermometers, to mention the more common ones, but the use of such instruments does not distinguish them as specialists; only a licensing authority can confer that distinction. NACHI inspectors adhere to clearly defined and public standards of practice unless otherwise agreed upon by mutual consent or contractual obligation, and to this extent NACHI standards are legally binding.

THE NACHI STANDARDS OF PRACTICE

SECTION ONE: GRADING & DRAINAGE

Grading and drainage is essential to the welfare of a property and is usually the first consideration given by architects and contractors, even before building begins. Moisture can deteriorate most surfaces, and the ideal site will be graded to conduct water away from a building. In fact, the ideal building will be surrounded by hard surfaces that slope away from it, the interior floors will be several inches higher than the exterior grade, and it will have gutters and downspouts and a system of drainage designed to prevent any moisture from threatening the foundation or interior space. Unfortunately, many properties do not meet this ideal, conditions on most can generally be improved, and all need to be monitored.

The inspector is required to:

1. Inspect and report on the overall gradient of the lot.
2. Inspect and report on the visible condition of hard surfaces, drainage swales, catch basins, and area drains. [Gutters are referenced under Roof].
3. Report on any area where moisture might adversely affect a building.

The inspector is not required to:

1. Speculate on geological conditions, the type and compaction of soil, or its ability to percolate adequately.
2. Water-test or endorse any part of a drainage system, including sump pumps.
3. Speculate on the condition of subterranean or concealed components.
4. Endorse any site or system that is less than ideal.

SECTION TWO: STRUCTURAL

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and stable can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with the NACHI standards of practice, the inspector will identify the foundation type and report on any evidence of structural deformation. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. (See also the section comment regarding cracks, under Living Quarters).

The inspector is required to:

1. Identify the foundation type.
2. Enter crawlspaces where there is reasonable access.
3. Disclaim entry into any area deemed inaccessible or unsafe.
4. Identify the generic type of insulation and vapor retarders.
5. Identify cracks in hard surfaces, sloping floors, or unsquare openings.
6. Defer to a specialist when necessary, for service or a second opinion.

The inspector is not required to:

1. Attempt to enter any area deemed inaccessible.
2. Report on the structural adequacy of foundation bolts and/or anchors and other hardware, or the appropriate size and span of framing members.
3. Report on the absence of insulation and vapor retarders.
4. Predict the future performance of a structure or its foundation.

SECTION THREE: EXTERIOR

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, because the cost of renovating a property will always exceed that of having maintained it. Regardless, it is particularly important to keep building walls sealed, which provide the primary barrier against the elements. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only become obvious when it is actually raining.

The inspector is required to:

1. Inspect and report on the condition of building walls, with the exclusion of log homes.
2. Inspect and report on the condition of wood trim, and/or other material.
3. Inspect and report on the condition of windows.
4. Inspect and report on the condition of doors and glass sliders.
5. Inspect and report on the condition of attached structures, including but not limited to: porches and stoops, decks, steps, handrails, balconies, guardrails, carports, and patio covers, unless disclaimed in the standards or a report.
6. Inspect and report on the condition of the yard walls, fences, and gates.
7. Inspect and report on any vegetation that encroaches on a building.

The inspector is not required to:

1. Evaluate automatic or remotely controlled gates.
2. Determine easements or boundaries.
3. Evaluate detached structures, including but not limited to: stables, barns, storage sheds, etc, unless agreed by mutual consent.
4. Evaluate for handicapped access: ADA (American Disabilities Act) compliance.
5. Evaluate recreational facilities, or play structures.
6. Evaluate screens, storm shutters, and awnings.
7. Evaluate structurally engineered (retaining) walls.
8. Evaluate structurally engineered barriers, seawalls, or docks.
9. Endorse or guarantee the hermetic seal of dual-glazed windows.
10. Endorse or guarantee moisture barriers (concealed flashings).
11. Evaluate decorative or low-voltage lighting.
12. Evaluate landscaping, including but not limited to: trees, bushes, plants, etc.
13. Evaluate landscape accessories, such as but not limited to: fountains, ponds, bird-baths, statuary, pots, and concrete benches.
14. Speculate on the presence of any alleged environmental pollutants, including but not limited to electromagnetic radiation, air, soil, decibel, or ground water contaminants.

SECTION FOUR: ROOF & ATTIC

There are many roof types, and every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the quality of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of the standards.

Attics should be well-insulated and well-ventilated. However, the quality of each will vary from region to region, and has become more stringent with the passage of time. The specific identification of insulating materials is beyond the scope of these standards, but consumers need to be aware that some insulating materials are known to contain asbestos and other potential carcinogens or contaminants.

The inspector is required to:

1. Identify the method used to evaluate the roof.
2. Disclaim areas that cannot be accessed.

3. Identify the generic type of roofing material.
4. Report on the condition of the roof.
5. Inspect and report on drainage systems.
6. Identify any design-flaw, or impediment to drainage.
7. Inspect and report on the seal of roof penetrations (flashings).
8. Identify the attic access, and indicate the means used to evaluate it.
9. Identify the generic type and condition of the roof framing.
10. Identify the generic type and thickness of the insulation.
11. Identify the generic type and condition of the ventilation.
12. Report any evidence of bird, animal, or rodent activity.

The inspector is not required to:

1. Access any area deemed inaccessible or unsafe, for any reason.
2. Remove snow, ice, vegetation, or other material obscuring the surface.
3. Access any area that might damage the roofing material.
4. Perform a water test, or guarantee that a roof will not leak.
5. Predict the life-expectancy of any roofing material.
6. Speculate on the cause of defects.
7. Inspect any component on the roof that is not roof-related, including solar panels, antennae, lightning rods, etc.
8. Identify insulating material, other than in a generic sense.

SECTION FIVE: CHIMNEYS & FUEL-BURNING APPLIANCES

The inspection of masonry chimneys, factory-built chimneys, and free-standing appliances is purely visual, and referred to by industry specialists as a level-one inspection. This should not be confused with level-two, and level-three inspections, which are performed by licensed specialists who have knowledge of fire codes and chimney specifications, and involve dismantling components and/or investigations with specialized video-cameras.

The inspector is required to:

1. Identify the chimney/appliance type(s).
2. Confirm that chimney/appliance meets the 3-2-10 drafting rule.
3. Report on the condition of the walls, crown, exposed flue, or termination cap.
4. Report on the type and condition of the seals (flashings).
5. Report on the condition of the firebox, hearth, and surround.
6. Report on the condition of the damper and/or damper stop.
7. Report on the condition of the gas log-starter, ornamental fire, etc.
8. Disclaim the evaluation of any area that cannot be viewed or safely accessed.

The inspector is not required to:

1. Predict the ability of a chimney/appliance to draft well.
2. Endorse any aspect of a chimney that is not completely visible.
3. Speculate on the cause of defects or deficiencies.
4. Predict the future performance of any chimney/appliance.

SECTION SIX: PLUMBING

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain pipes, vent pipes, and water-heating devices. The pressure in pipes is commonly confused with volume, or functional flow, but whereas high volume is good high pressure is not. In fact, whenever street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. Regardless, consumers need to understand that leaks will occur in any system, and particularly a system with older pipes or a system in which a regulator fails and high pressure is able to stress the washers and diaphragms of components.

Waste and drainpipes pipes are also not uniform, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that has been coated with tar. The condition of drainpipes is usually directly related to their age. Older ones are subject to damage through decay and root or seismic activity, whereas ABS ones are virtually impervious to damage. However, inasmuch as significant portions of drainpipes are concealed, inspectors can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in main sewer pipes are costly to repair or replace, and for this reason should be video-scanned, which is beyond the scope of the standards.

The inspector is required to:

1. Identify the location of emergency shut-off valves.
2. Identify the material of the supply and drain pipes.
3. Test for functional flow, and the draw at drains.
4. Approximate the age, capacity, and functionality of water heating devices, and confirm the presence of a pressure temperature relief valve or similar safety device.

The inspector is not required to:

1. Turn on any utility (water, gas, or oil supply), and light pilots.
2. Adjust the thermostat settings on water heaters to prevent scalding.
3. Evaluate wells, storage tanks, or private utilities, unless authorized.
4. Determine whether a sewage system is public or private.
5. Confirm the presence or absence of main sewer pipe cleanouts.

6. Evaluate private sewage systems, unless authorized.
7. Evaluate water circulating devices and/or their timers.
8. Evaluate water softeners or water purification devices.
9. Evaluate washers and dryers, their supply pipes and drain pipes.
10. Evaluate valves that are not in daily use.
11. Evaluate the purity of the water supply, unless authorized.
12. Evaluate lawn sprinkler systems.
13. Evaluate fire-sprinkler systems.
14. Predict the life expectancy of any system, component, or appliance.

SECTION SEVEN: ELECTRICAL

There are a wide variety of electrical systems with an even wider variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the National Electrical Code is not retroactive, and therefore many electrical systems do not comply with the latest safety standards. Regardless, in the interests of safety, every electrical deficiency and recommended upgrade should be regarded as a latent hazard and serviced as soon as conveniently possible.

The inspector is required to:

1. Report the type and condition of the service entrance, when visible.
2. Report the size of the service, voltage and amperage.
3. Report on the emergency accessibility of the panel.
4. Report on the visible condition of the circuit breakers.
5. Report on the visible condition of the wiring.
6. Report on the presence of aluminum or other suspect wiring.
7. Report on the manner in which the panel is grounded.
8. Report on sub-panels, in the manner enumerated, 1 through 7, above.
9. Test a representative sample of lights, switches, and outlets.
10. Test ground fault protected circuit breakers and outlets.
11. Test arc-fault protected circuit breakers.

The inspector is not required to:

1. Energize or inspect any system or component that has been deactivated.
2. Remove covers from panels where there is insufficient access, a risk of damage to personal property, or a perceived danger to the inspector.
3. Perform a load-calculation, or guarantee the supply will meet the demand.
4. Confirm compliance with current codes.
5. Evaluate computerized or low voltage equipment.

6. Evaluate electrical emergency back-up equipment.

SECTION EIGHT: HEATING & COOLING

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance. Your inspector will test and evaluate them in accordance with the standards of practice, which means that he/she does not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. However, even the most modern fossil-fuel-burning systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, it is essential that any recommendation that is made for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property.

The inspector is required to:

1. Identify the type and fuel-use of the system.
2. Operate the system using the thermostat or conventional controls.
3. Report on the visible condition of the appliance and its venting system.
4. Confirm the presence of combustion-air vents for fossil-fueled appliances.
5. Evaluate accessible portions of the distribution system, including ducts and pipes.
6. Identify the generic type of insulation on the ducts, plenum, etc.
7. Identify the point at which condensation is discharged.
8. Disclaim any component alleged to be inaccessible for any reason.

The inspector is not required to:

1. Activate and evaluate any system that has been shut-down.
2. Speculate on the adequacy of amperage, tonnage, or BTU rating.
3. Speculate on the cause of defects or deficiencies.
4. Pressure-test refrigerant lines.
5. Reverse a heat pump cycle when the ambient temperature portends damage.
6. Dismantle any component, other than removing inspection panel covers.
7. Comment on the calibration, or programming of thermostats.
8. Attempt to predict the uniformity of the distribution or air-flow.
9. Evaluate thru-wall or thru-window heating and cooling units.
10. Evaluate fuel storage tanks and their components, unless authorized.
11. Evaluate solar, radiant heat, or geothermal heat pump systems.
12. Evaluate or speculate on the condition of in-slab or concealed ducts.
13. Evaluate humidity devices, electronic, or electro-static filters, and in-line dampers.

14. Predict the life-expectancy of a system or its components.

SECTION NINE: LIVING QUARTERS

Cracks around windows and doors confirm movement, usually due to wood shrinkage, common settling, or seismic activity, and generally reappear if they are not correctly repaired. Such cracks may only have a cosmetic significance but can become the subject of disputes, and are best evaluated by a specialist. Similarly, there are a number of environmental pollutants that could be present but not identified during an inspection, and particularly if a residence was built prior to 1978, and are therefore also best evaluated by a specialist. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, consumers are advised to make this determination for themselves, and particularly if they or any immediate family member suffers from allergies or asthma.

The inspector is required to:

1. Report on the condition of floors, walls, ceilings, and attached cabinetry.
2. Report on the condition of stairs and handrails.
3. Test a representative sample of doors and windows.
4. Disclaim any area that is concealed or obstructed.

The inspector is not required to:

1. Move objects, or lift carpets.
2. Speculate on the condition of concealed surfaces.
3. Evaluate computerized systems or controls.
4. Evaluate intercoms or media systems.
5. Evaluate low-voltage systems.
6. Evaluate security systems.
7. Report on cosmetic imperfections.
8. Rule out the possibility of moisture intrusion.
9. Take indoor air samples or test indoor air quality, unless authorized.
10. Evaluate systems designed to mitigate environmental contaminants.

SECTION TEN: SLEEPING QUARTERS

The threat of fire and carbon monoxide poisoning (the silent killer) is greatest when people are asleep. Unfortunately however, several proven methods of combating these threats are not

nationally mandated. For instance, arc-fault interrupters and hardwired smoke detectors have only recently been mandated and carbon monoxide detectors are still not required in most jurisdictions. And although NACHI standards cannot supersede local, regional, and national standards, consumers are urged to take whatever means necessary to safeguard themselves, including having these important devices installed and practicing an emergency evacuation of sleeping quarters, and particularly with minor children and the elderly.

The inspector is required to:

1. Confirm the adequacy of light and ventilation.
2. Confirm the adequacy for an emergency exit and egress.
3. Confirm that the sleeping quarters do not open into a garage.
4. Report on the condition of floors, walls, ceilings, and built-in cabinetry.
5. Disclaim any area that is concealed or obstructed.

The inspector is not required to:

1. Endorse sleeping quarters that fail to meet conditions 1 through 3, above.
2. Approve or endorse sleeping quarters that open into a garage.
3. Test or otherwise evaluate smoke and carbon-monoxide detectors.
4. Move furniture or storage items.
5. Evaluate window treatments.
6. Comment on cosmetic imperfections.

SECTION ELEVEN: KITCHENS

Kitchen appliances are tested for their functionality, and not for their performance or the variety of their settings and cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to a front opening door, and should be confirmed to be child-safe and secure.

The inspector is required to:

1. Report on the condition of the floor, walls, ceiling, windows, and doors.
2. Test and report on the condition of built-in appliances, unless excluded.
3. Disclaim appliances that are not built-in or not tested.
4. Test valves and drains and report on their functional flow and draw.
5. Confirm that countertop outlets have ground fault protection.
6. Confirm that island and countertops are secure.

The inspector is not required to:

1. Report on cosmetic deficiencies.
2. Test or report on free-standing appliances.
3. Test or guarantee countertop or cabinetry lights that are not original.
4. Guarantee the future performance of any appliance.

SECTION TWELVE: BATHROOMS

A significant amount of accidents occur in bathrooms, usually due to wet and slippery floors and, less often, because of the proximity of water to electricity. Safety is a personal responsibility that should be accepted, and particularly on behalf of children and the elderly.

The inspector is required to:

1. Report on the condition of the floor, walls, ceiling, windows, and doors.
2. Test valves and drains in sinks, tubs, hydro-spas and showers.
3. Test toilets and bidets, but not test valves that are not in daily use.
4. Confirm that countertop outlets have ground fault protection.
5. Confirm the presence of impact glazing where appropriate.

The inspector is not required to:

1. Flood-test showers, or to guarantee the condition of shower pans.
2. Comment on cosmetic deficiencies, mineral stains on fixtures, etc.

SECTION THIRTEEN: LAUNDRY FACILITIES

Dryer vents have been responsible for many house fires. The best dryer vents are smooth-walled and rigid and extend no more than six feet to an exterior location. Also, drain-pans and braided stainless steel washing machine hoses are recommended in second-story locations, or in locations where a leak or overflow could cause structural damage.

The inspector is required to:

1. Report on the condition of the floor, walls, ceiling, windows, doors, and built-in cabinetry.
2. Confirm the provision for hot and cold water, fuel for a dryer, and a dryer's capacity to vent efficiently to the exterior.

The inspector is not required to:

1. Activate or operate washers and dryers.

2. Endorse dryer vents that are not smooth-walled and rigid metal.
3. Speculate on the condition of concealed components.

SECTION FOURTEEN: GARAGES

Many house fires begin in attached garages and spread into residences, due in large measure to the presence of volatile fluids and the flash-ignition of vapors. For these reasons, modern attached garages are required to have firewalls, self-closing fire-rated house entry doors, and ground fault protected outlets.

The inspector is required to:

1. Identify the type of garage door.
2. Warn if a garage door is a heavy and potentially dangerous type.
3. Confirm the hardware is functional and the springs have safety cables.
4. Test the garage door opener and describe its auto-reversing capacity.
5. Confirm the adequacy of the firewall in an attached garage.
6. Confirm that house entry doors in attached garages are fire-rated and self-closing.
7. Disclaim any area that is not completely visible.
8. Confirm that wall outlets are ground fault protected.

The inspector is not required to:

1. Move storage items.
2. Guarantee suitable clearances for vehicles.
3. Comment on storage facilities added after the initial construction.
4. Comment on salt crystal formations (efflorescence) activated by moisture.

SECTION FIFTEEN: POOLS & SPAS (OPTIONAL SERVICE)

Pools and spas do leak, but this may be impossible to confirm without the use of specialized equipment. However, it could become apparent from secondary evidence during the inspection, which is purely visual. Regardless, the owner or the occupant of a property would be aware that the water level drops regularly and must be topped off, and this should be disclosed. Unusually high water bills could reveal this, but only a pressure test of the pipes, a dye test of cracks, or a geo-phone test of specific areas would confirm it, which is beyond the standards and disclaimed as a function of the inspection.

The inspector is required to:

1. Identify the type of pool/ spa being evaluated.
2. Confirm that the enclosure, including gates and doors that give pool/spa access, conforms to the standards of the local jurisdiction having authority.

3. Disclaim an evaluation of components that are either not visible or obscured by wind action or murky and chemically imbalanced water.
4. Evaluate and describe the pool/spa deck and its drainage system.
5. Identify and describe the condition of the visible portions of skimmers, pipes, valves, filters, heaters, motors, and blowers.
6. Confirm that pool/spa lights have ground fault protection.
7. Confirm that all metal equipment is suitably bonded.
8. Confirm the presence of a service disconnect switch.
9. Confirm that outlets in the equipment area are ground fault protected.

The inspector is not required to:

1. Comment on cosmetic deficiencies.
2. Endorse the structural integrity of a pool/spa.
3. Perform a leak test or guarantee that a pool/spa does not leak.
4. Predict the life expectancy or future performance of the equipment.
5. Comment on mineral deposits that leech through plaster and accumulate on tiles.
6. Evaluate or endorse pool covers, mechanized, solar, or otherwise.
7. Evaluate or endorse solar-assisted heating systems.
8. Evaluate or endorse the calibration of timer controls.
9. Evaluate or endorse equipment dispensing bromide or chlorine.
10. Evaluate or endorse low-voltage or remote-control systems.
11. Evaluate or endorse the volume of water or air at the spa jets.
12. Evaluate or endorse backwash systems.
13. Evaluate or endorse ancillary equipment, such as fountains or spouts.
14. Endorse diving boards or water slides, or recommend any service other than having them removed for safety reasons.
15. Speculate on, or predict, the future performance of any system or component.

LIMITATIONS AND EXCLUSIONS TO THE STANDARDS

These standards apply to residential properties, or those with four or less dwelling units. All others are by default definition “commercial properties,” and governed by separate standards. In recognition and acceptance of the NACHI residential standards, consumers are also acknowledging and agreeing to the following limitations and exclusions of said standards:

1. The inspector shall not exceed the standards, unless by mutual consent or contractual obligation, or unless mandated by local, regional, or state regulations.
2. The inspector may decline to evaluate or inspect of any aspect of a property, with or without the consent of a client, but with the provision that it is disclaimed as part of a written report.
3. The inspection is not to establish code-compliance, or conformance with any regulatory requirements.
4. The inspection is not to confirm code-compliance and does not include research, such as that to establish boundaries, easements, or the issuance of permits.
5. The inspection does not include any research, such as that to confirm whether materials, components, or appliances have been subject to litigation or recall.
6. The inspector shall not speculate as to the market value of a property, or give any advice regarding its purchase
7. The inspector shall not speculate on the future performance of any appliance, component, or system.
8. The inspector shall not speculate on the remaining life-expectancy of any component or system.
9. The inspector shall not provide technical or specialized information, unless licensed to do so.
10. The inspector shall not advice on environmental contaminants, other than to defer to specialists or unless licensed to do so.
11. The inspector shall not inspect or endorse any specialized equipment used to mitigate environmental contaminants.
12. The inspector shall not speculate as to the cause of defects or deficiencies.
13. The inspector shall not speculate on the cost of repairs, upgrades, or improvements.
14. The inspector shall not advice on the suitability of a property for anything other than residential use.
15. The inspector shall not evaluate or report on “common” areas outside the units of a planned urban development (PUD) or multi-family dwelling (condominium).