



Brandon Dyles – ASHI Certified Inspector

## Picture Perfect Home Inspections

3460 Lucy Gage Cove, Bartlett, TN 38133

ALL Appointments - (Jill): 901-239-3448 ● Brandon's Cell: 901-239-3447 ● Fax (901) 266-5616

Web: [www.pictureperfecthomeinspections.com](http://www.pictureperfecthomeinspections.com) Email: [brandondyles@gmail.com](mailto:brandondyles@gmail.com)

### **Inspection Agreement:** *Inspection Report No: #220604*

**PLEASE READ CAREFULLY:** THIS AGREEMENT is made and entered into by and between **Picture Perfect Home Inspections**, referred to as “Inspector”, and **Any Client**, referred to as “Client”. In consideration of the promise and terms of this Agreement, the parties agree as follows:

1. Client will pay the sum of **0.00** for the inspection of the “Property”, being the residence and garage or carport if applicable, located at Anywhere Street , **City, State**. Detached structures are not included in the inspection fee and may be quoted separately.
2. The Inspector will perform a visual inspection and prepare a written report (*this inspection is not intended to be technically exhaustive*) of the apparent condition of the existing readily accessible installed systems, components, and structures of the property at the time of the inspection. Latent and concealed defects and deficiencies are excluded from the inspection. **The home inspector is not responsible or liable for any defects or deficiencies that have been purposely undisclosed or hidden by the seller.** A home inspection reports on the condition of the property the day of the inspection. “Home Inspection” does not mean a compliance inspection for building codes or any other codes adopted by this state or a political subdivision of this state. Items will over time deteriorate or break down and require repairs or replacement. Clients can request an additional visit with different weather conditions for an additional fee. A technically exhaustive inspection can be ordered for a fee of \$2250.
3. The parties agree that the “**ASHI and Inter-NACHI Standards of Practice**” shall define the standard of duty and the conditions, limitations, and exclusions of the inspection; and are incorporated by reference herein. A copy of the “**ASHI or Inter-NACHI Standards of Practice**” will be provided to the Client on request.
4. The parties understand and agree that the Inspector and its employees and its agents assume no liability or responsibility for the costs of repairing or replacing any defects or deficiencies either current or arising in the future or any property damage, consequential damage, or bodily injury of any nature. If repairs or replacements are done without giving the Inspector the required notice as defined in item number 12 below, allow for an independent 3<sup>rd</sup> party review, the Inspector will have no liability to the Client. The Client further agrees the Inspector is only liable for the cost of the inspection.
5. The parties agree and understand the Inspector is not an insurer or guarantor against defects in the structure, items, components, or systems inspected. **INSPECTOR MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE FITNESS FOR USE, CONDITION, PERFORMANCE OR ADEQUACY OF ANY INSPECTED STRUCTURE, ITEM, COMPONENT OR SYSTEM. ALL HOMEOWNERS MAY PURCHASE A HOME WARRANTY PLAN.**
6. If Client is married, Client represents that this obligation is a family obligation incurred in the interest of the family. This contract may be signed by a client representative such as a relative, friend, or real estate agent. **It is not the responsibility of the inspector to obtain signatures of clients that are not present and is to be too exhaustive and complicated.**
7. This Agreement, including the terms and conditions herein, represents the entire agreement between the parties and there are no other agreements either written or oral between them. This Agreement shall be amended only by written agreement signed by both parties. This Agreement shall be construed and enforced as a “contract” in accordance with the laws of the states of Tennessee or Mississippi, respectively.
8. Systems, items, damage to and conditions which are not within the scope of the building inspection include, but are not limited to: non-disclosure items from sellers, manufacturer defects or recalls, inaccessible

roof areas, hail damage to roofs, termites/damage, radon gas, formaldehyde, lead based paint, asbestos, toxic or flammable materials, Chinese sheetrock, cigarette or candle staining, molds, fungi, other environmental hazards; pest infestation/damage; security and fire protection systems; non-visible and underground plumbing systems – drain or supply, blockages and leaks, in-slab and underground duct work, household appliances which are not built-in, microwave ovens and self-cleaning ovens/downdraft fans; humidifiers/dehumidifiers; paint, wallpaper and other treatments to windows, interior walls, ceilings and floors, wood floor cupping; recreational equipment or facilities, site fencing, swimming pools/spas and hot tubs including plumbing and electrical to both; underground storage and septic tanks; energy efficiency measurements; concealed or private secured systems; water wells; heating systems accessories, boiler/radiant heat systems, inactive systems, interior “A” coils and duct work, window air conditioning units, solar heating systems; sprinkling systems; EIFS Stucco, all ice makers, zone damper motors and controls, washer/dryers, water softener; central vacuum systems; shower drain pans, thermal pane window seals, not easily observed window cracks, fireplaces, chimney caps and flue liners, telephone, intercom or cable TV systems; antennae; lightning arrestors; yard lighting; trees or plants; governing codes, ordinances, statutes, covenants or manufacturer specifications. **Client understands that these systems, items, and conditions are excluded from this inspection. Any general comments about these systems, items and conditions in the written report are informal only, and DO NOT represent an inspection thereof.** This is not a mold, asbestos, or environmental inspection.

9. The inspection and inspection report are performed and prepared for the sole and exclusive use and possession of the Client. No other person or entity may rely on the report issued pursuant to this Agreement. If any person, not a party to this Agreement, makes any claim against Inspector, its employees, or agents, arising out of the services performed by Inspector under this Agreement, the Client agrees to indemnify, defend and hold harmless Inspector from any and all damages, expenses, costs and attorney fees arising from such a claim.

10. The inspection report will not include an appraisal of the value of the property inspected or a survey. The written report is not a compliance inspection or certification for past or present governmental codes or regulations of any kind. The inspection report is not intended to be an inspection or assessment by a lender, either as a part of an evaluation of value for purposes of determining whether to extend credit.

11. **Picture Perfect Home Inspections** or its employees shall not be held liable for injuries on the property due to client negligence, accidental situations, or lack of safety procedures. Use caution while working on or in the house including attic areas and crawlspaces.

12. In the event of a claim by the Client that an installed system, component, or structure system of the premises which was inspected by the Inspector was not in the condition reported by the Inspector, the Client agrees to notify the Inspector at least 72 hours prior to repairing or replacing such system or component for a 3<sup>rd</sup> party review. **The Client further agrees that the Inspector may be liable only if there has been a complete failure to follow the “ASHI or Inter-NACHI Standards of Practice”.**

13. **Any legal action must be brought within 3 months from the date of the inspection or will be deemed waived and forever barred.**

14. **Picture Perfect Home Inspections** is not responsible for claims, repairs, or replacement of components that are rejected by any Home Warranty Company or repair technician.

15. Client has read this entire Agreement, accepts, and understands this Agreement as hereby acknowledged. Client acknowledges the **“ASHI and Inter-NACHI Standards of Practice”**, which applies to this inspection and inspection report are available at Client request.

16. Payment of this invoice is due at the time of inspection. The late payment charge rate of interest is 1.5% monthly (18.0% per annum), after 30 days. If inspection is to be paid at closing a \$100.00 fee will be added and property must close within 30 days of inspection. Pay at closing invoices are due within 5 working days of contract failure. Should the Client not make payment on this contract as required, then Client agrees to be responsible for any reasonably necessary costs of collection, court cost, discretionary costs, process service fees and attorney fees incurred by the Inspector for the enforcement thereof.

17. Should the terms of this contract be subject to legal action by the Client against the Inspector then the Inspector's reasonable costs and attorney fees shall be re-imbursed to the Inspector by the Client if the Inspector is the legally prevailing party in any such court proceedings.

18. This report is invalid if the contract is not signed, and a copy is in the possession of Picture Perfect Home Inspections. Any transmittal of the report before a signature is obtained is a courtesy to the client.

19. ***Disclaimer Clause*** – In addition to the items stated above, the Client understands the following items and acknowledges that they are a part of this contract; The Inspector does not express any opinion about in-wall, underground or non-visible components of the structure. The Client understands that following an inspection, mechanical and operational systems can break. Such items, once repaired, altered, or replaced are no longer covered by this report. The list of repairs noted in this report are not in any order of importance. If the property is an "investment property" it can be expected to require substantial repairs. The inspection of the roof system and its components is subject to existing weather conditions and physical accessibility. The Client understands that the repair and replacement of certain items may require that a licensed repair company be employed, and necessary government permits obtained, all of which are the responsibility of the Client. Picture Perfect inspectors are not licensed structural engineers, roofers, electricians, plumbers, HVAC contractors, or chimney sweeps. The property is inspected and reported on the current weather conditions. Additional inspections can be requested on different weather conditions and charged separately.

Signature: \_\_\_\_\_ Date: 07/19/2022

Client present at inspection:  Yes  No **Any Client**

The above signed has read and understood the entirety of this contract and have asked all relevant questions and is hereby entered into a binding agreement as mandated by the State of Tennessee or Mississippi.

Client agrees to release inspection report to Buyer/Seller and/or agent.  Yes  No

Inspector's Signature \_\_\_\_\_ Date: 07/19/2022

*"Customer satisfaction is our primary goal at Picture Perfect Home Inspections. We understand the importance of each home buying experience and an accurate assessment of the condition of the property. We also strive to simplify our reports by providing digital photography and clear explanations regarding any issues. We encourage questions about any concerns during and after our inspections. Thanks so much for the opportunity to earn your business and your respect!"*

- TN Home Inspector License: #0000001 ● MS License: #MHIB-0284 NH
- ASHI - American Society of Home Inspectors Membership: #245144
- AHIT - American Home Inspectors Training Certification,
- TN Contractor License: #00049789 (inc. NEW Construction)
- MS Contractor License: #R07389 (inc. NEW Construction)

***Remember, referrals are always welcome and appreciated!!!***



The purpose and definition of a "Home Inspection" is defined as; an inspection of readily accessible systems and components that are significantly deficient. Home inspectors are not required to report on items that are considered cosmetic or not permanently installed. A licensed professional should evaluate systems that are inactive or could not be tested. Please refer to your real estate contract, which also defines items that are contractual.

Properties that have been recently winterized or left vacant for a period of time, may develop plumbing or mechanical problems that do not present themselves during the home inspection. Previous home inspection reports, property disclosure's, or any other information that has been provided to the client, should be made available to the home inspector. The home inspector is not responsible or liable for any defects or deficiencies that have been purposely undisclosed or hidden by the seller.

This report is not valid unless the client has signed the inspection agreement and a copy is on file at Picture Perfect Home Inspection's office. The transmittal of the inspection report before a signature is obtained is a courtesy only for the client.

New construction properties may not show signs of minor or major defects or deficiencies due to the length of completion time. New construction homes are not warranted or guaranteed from any defects that occur in the future and are not present during the initial home inspection. Many components are not visible during inspection and may be covered with building materials. The contractor should be notified as soon as any defects present themselves. The contractor usually has a builder's warranty and/or a 2/10 structural warranty.

# Invoice - Please Remit Payment to:



## Picture Perfect Home Inspections

3460 Lucy Gage Cove, Bartlett, TN 38133



We accept **Cash, Personal Check, Money Order or Credit Card Payment**. Payment of this invoice is due upon receipt at the time of inspection. The late payment charge rate of interest is 1.5% monthly (18.0% per annum), after 30 days.

(Jill's Cell - Bookings): 901-239-3448 ● Brandon's Cell: 901-239-3447

Web: [www.pictureperfecthomeinspections.com](http://www.pictureperfecthomeinspections.com) Email: [brandondyles@gmail.com](mailto:brandondyles@gmail.com), [jilldyles@comcast.net](mailto:jilldyles@comcast.net)

Mailing: 3460 Lucy Gage Cove, Bartlett, TN 38133

REPORT NO.:  
INSPECTION DATE:

220604

07/19/2022

CLIENT:

Any Client

PROPERTY INSPECTED:

Any Street  
City, State

Inspection Description	Inspection Fee
<b>Paid</b>	<b>\$0.00</b>
This report is not valid unless the client has signed the inspection agreement and a copy is on file at Picture Perfect Home Inspection's office. The client waives all liability if no signature is on file.	
Reinspection fees are \$150 and prepaid before day of inspection.	
<b>Make checks payable to Brandon Dyles</b>	

TOTAL DUE **\$0.00**

*We appreciate your business and look forward to working with you in the future!*

# Picture Perfect Home Inspections

3460 Lucy Gage Cove, Bartlett, TN 38133

## Property Inspection Report



**Any Address, City, State**

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**Inspection Date: 07/19/2022 \* Report Number 220604 \* Inspector Brandon Dyles**



**CERTIFIED  
INSPECTOR**

© 2022 Picture Perfect Inspections

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***This confidential report is provided exclusively for Any Client by Picture Perfect Home Inspections.*** ATTENTION! The information contained in this email is CONFIDENTIAL and PRIVILEGED. It is intended for the individual or entity named above. If you are not the intended recipient, please be notified that any use, review, distribution or copying of this email is strictly prohibited. If you have received this email by error, please delete it and notify the sender immediately. Thank you.



**Brandon Dyles – ASHI CERTIFIED INSPECTOR**

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### **PROPERTY INSPECTION REPORT**

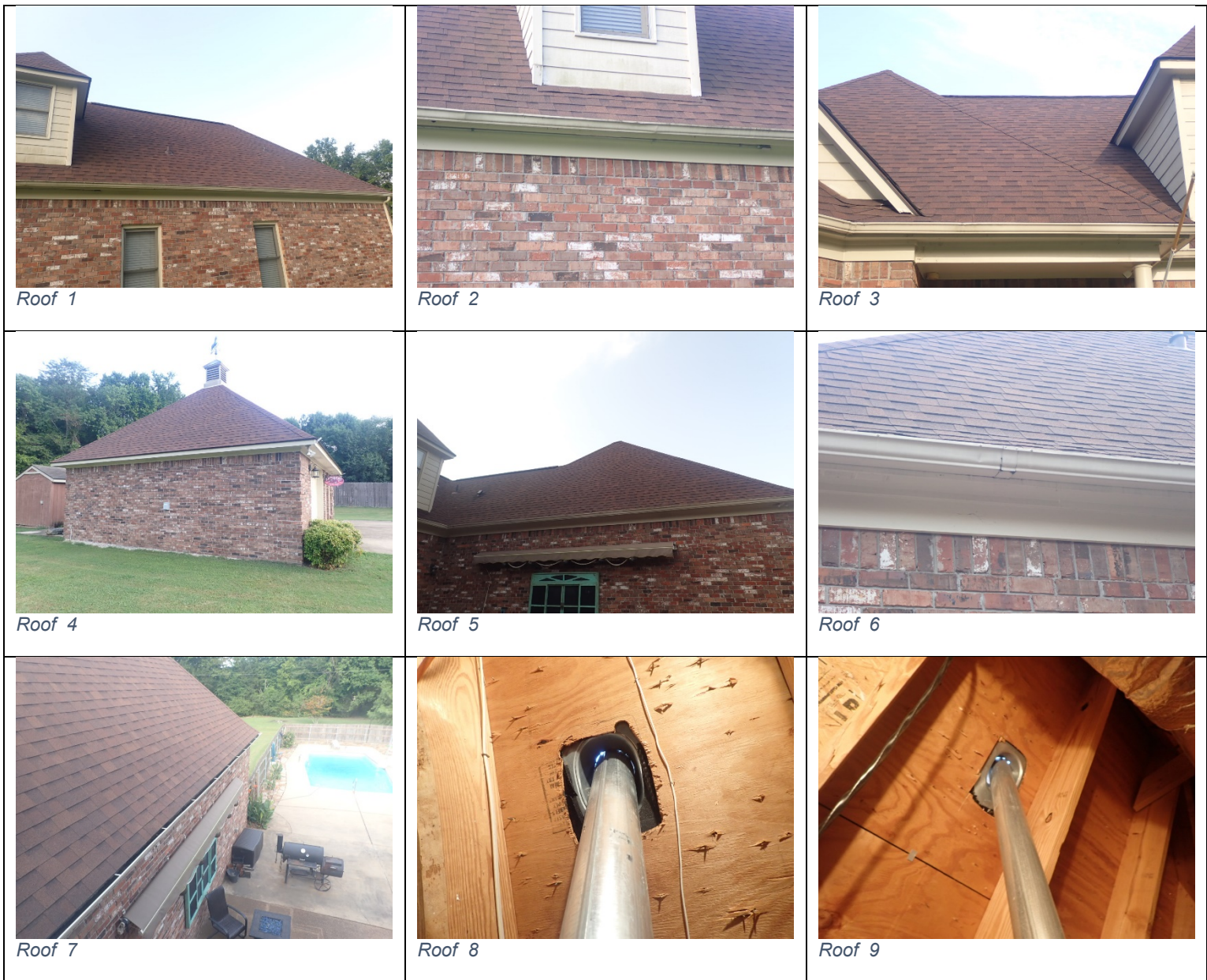
Any Address, City, State \* **Any Client\*** Report Number 220604

1. 07/19/2022 / @ 8:00am/ Sunny 74°
2. Items not inspected are defined in your pre-inspection agreement and by the "ASHI Standards of Practice". This report follows and complies with the Tennessee Home Inspectors License Act or Mississippi Home Inspectors Board of Licensing depending on state.
3. Further evaluations or inspections on building components from independent contractors are available at the client's request.
4. If a deficiency is reported, the entire system or all individual components should be evaluated for necessary repairs by a licensed professional or service personnel. The cause of any damage should also be repaired. The home inspector is not liable for repairs or replacement made to a component or system during the due diligence period or after the home inspection was performed.
5. The findings and conclusions below are based on the home inspector's experience, training, and knowledge of building components. Summary of findings may vary from person to person and conclusions may differ. These conclusions are based on the visual inspection of the property on the day of inspection and follow industry standards of practice and real estate contract regulations. Home inspectors are not structural engineers, licensed roofers, electricians, plumbers, HVAC contractors or chimney sweeps.

### **ROOF**

Description of Roof Components: The roof is walked on and visually inspected only when weather and conditions permit. Roofs are viewed from the ground with binoculars when it is raining, snowing, or roof pitch is too great for safety concerns. Roofs may require further evaluations if not fully accessible. A professional roof inspection is available upon request. Any professional roofer repair or service should include the entire roof where necessary. Home inspector is not liable for defects that have been hidden or non-disclosed by seller. Roofs are inspected with a 15 foot ladder.

- 2 x 8 pitched wood framing with plywood decking and asphalt shingles. Gutters were present at roof perimeters. Normal roof and gutter maintenance include removing leaves, limbs, and debris.
1. Right exterior gutter section is sagging. A rear patio gutter seam is leaking. Pictures 2, 6
  2. Seal around the two water heater vent weather guards. Vents cannot be in contact with shingles or felt. Pictures 8, 9
  3. Clean debris from all gutters. Picture 7
  4. The inspection of the roof system and its components is subject to existing weather conditions and physical accessibility. The roof should be repaired appropriately where necessary by a professional roofer. Additional repairs or assessment of roof may be noted by the roofer and acted upon in good faith.
  5. No missing shingles were observed and there was no evidence of roof leaks in the attic. In some cases, not all active leaks may be found or do not present themselves during the inspection period due to lack of rain or windy conditions. Every attempt is made to determine if there is an active roof leak. (Pictures 1, 3, 4, 5)



## **EXTERIOR**

**Description of Exterior Components: Brick and Masonite siding exterior. Exterior walls are framed with 2x4 construction. Windows are double pane wood. Any repairs noted to exterior components may not all be marked with stickers or photographed and should be thoroughly examined by the repair professional. The cause of any damage should also be repaired.**

1. **Repair or replace all damaged window components where necessary. (Pictures 3, 4, 6, 7, 8, 9, 11)**
2. **Repair or replace all damaged Masonite siding where necessary. Pictures 2, 5, 15, 16, 17)**
3. Double pane window failures (compromised thermal seals) may not be seen due to temperature, humidity, and cleanliness of windows and are not warranted in this inspection. If compromised seals are noticed, all should be checked. There are varying degrees or stages of a thermal pane failure. Only windows with active moisture or whitening will be marked and identified and is not required in the ASHI Standards of Practice. None were noted.
4. Garage door opener(s) worked appropriately. Older units may not be equipped with sensor beams and installation would be considered an upgrade or improvement. Auto reverse mechanisms are not tested to prevent damage to the garage door.
5. Exterior concrete components such as walkways, patios and driveways will break or crack over time and may require routine maintenance.



Exterior 1



Exterior 2



Exterior 3



Exterior 4



Exterior 5



Exterior 6



Exterior 7



Exterior 8



Exterior 9



Exterior 10



Exterior 11



Exterior 12





Exterior 13



Exterior 14



Exterior 15



Exterior 16



Exterior 17



Exterior 18

## **FOUNDATION / STRUCTURE**

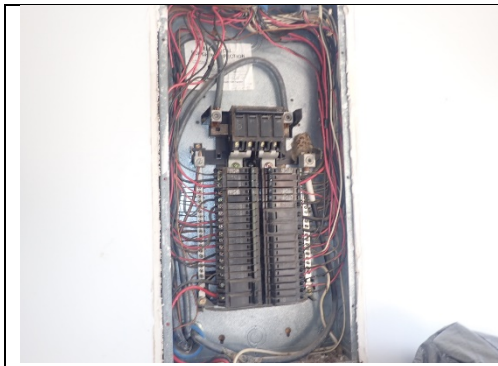
**Description of Foundation Components:** Concrete slab on grade foundation. Floor and/or ceiling framing consists of 2x wood members. Home inspectors are not structural engineers.

1. Items that are considered cosmetic include normal foundation cracking such as shrinkage and settling cracks that do not require immediate attention.

## **ELECTRICAL**

**Description of Electrical Components:** Electrical service is 2-200 AMP with copper branch wiring. Main breaker panel is in the garage. (Pictures 1, 2) Electrical wiring type is Romex. It is up to the client to make sure there are smoke detectors and carbon monoxide detectors installed per their personal standards and batteries replaced routinely. Electrical systems are not required to be brought up to current code standards per TN/MS contract limitations and home inspectors standards of practices. Any repairs to electrical system should include a complete and thorough inspection of the entire system.

1. Replace blown light bulb in the living room. Picture 3
2. All accessible receptacles tested for power unless noted in report. Electronic appliances should be on surge protection if the house has ungrounded receptacles (typically older construction). It is not required that older systems/panels be replaced or updated unless confirmed by a licensed electrician.
3. GFCI outlets were present in several locations.
4. Smoke detectors were present at the time of inspection, but not tested. All batteries should be replaced every 6 months.



Electrical 1



Electrical 2



Electrical 3

## **PLUMBING**

**Description of Plumbing Components: The main water cut off is located in the laundry. (Picture 2) Distribution lines are copper and drain lines are PVC. There is a 2019 50-gallon gas and a 1997 40-gallon gas water heater located in the attic. (Pictures 11, 13) The water temperature tested 124°.**

1. The half bathroom toilet shut off valve is leaking. (Picture 4)
2. The master shower tiles have been caulked on the interior and exterior. Water and soap stains were noted under the master bedroom carpet. The master shower should be tested for a leaking shower pan. Pictures 8, 10
3. The 2019 water heater vent pipe is not connected to the hood diverter. Picture 12
4. The water heater appeared to be operational during inspection. Units that have exceeded their useful life can break down or require repairs and should be monitored for future replacement. Drain pans and lines cannot be tested for leaks.
5. The Jacuzzi tub is working properly. Some pump motors may not be accessible through panels. Maintenance of Jacuzzi tubs include using powdered dishwashing detergent to clean and Listerine to disinfect. Do not use Clorox bleach. (Picture 9)
6. Plumbing pipes are inspected and reported on in their current condition. Pipes can break down or deteriorate over time. Faucets can also develop leaks after home inspection and not warranted.
7. Underground or in-wall/in-slab supply and drain plumbing is not visible to inspector and excluded from this inspection. Homes built prior to 1970 can have cast iron or clay tile sewer pipes and their true condition is unknown without a camera inspection. A plumbing referral, for an additional fee, can inspect the underground sewer lines with a sewer camera. Water is run for an extended period to detect any drain line backups.



Plumbing 1



Plumbing 2



Plumbing 3



Plumbing 4



Plumbing 5



Plumbing 6



Plumbing 7



Plumbing 8



Plumbing 9



Plumbing 10



Plumbing 11



Plumbing 12



Plumbing 13

Plumbing 14

Plumbing 15

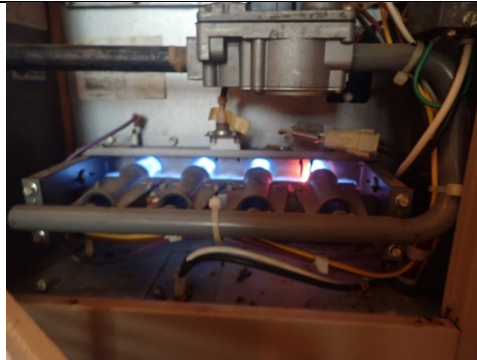
## **CENTRAL HEATING**

**Description of Central Heating Components: The HVAC system(s) is/are 1997 and 2018 split, gas forced air unit. (Picture(s) 1, 3) Older furnaces should be routinely serviced and inspected for major defects. Filter size is 16x20x1 and should be changed upon taking occupancy of the residence. Below is the condition and performance of the system at the time of inspection. Items will over time deteriorate or break down and require repairs or replacement. Home inspectors are not HVAC contractors.**

1. The central heating unit(s) appeared to operate normally at the time of inspection. Units that are at least 10 years old should be serviced annually for proper operation and cracks in the heat exchanger. There was no buildup of rust in the burn chamber and burner flame color was blue. (Picture 2)
2. Units that have exceeded their useful life can break down or require repairs and should be monitored for future replacement.



Heat 1



Heat 2




Heat 3

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## CENTRAL AIR CONDITIONING

Description of Central Air Conditioning Components: The HVAC system(s) is/are 2006 2.5-ton and 2017 5-ton split forced air unit. (Picture(s) 1) Routine maintenance for air conditioning components include: cleaning of condensing unit fins, changing of filters, and cleaning of condensate drain lines. Below is the condition and performance of the system at the time of inspection. Items will over time deteriorate or break down and require repairs or replacement. HVAC "A" coil interiors, Freon levels, and interior duct work are not visible or tested. General age, condition, and air temperatures are noted when available. Home inspectors are not HVAC contractors.

1. The central air conditioning unit(s) appeared to be operating normally at the time of inspection. The supply air temperature tested 56° up and 54 down. Units that are at least 10 years old should be serviced annually for proper operation.
2. Units that have exceeded their useful life can break down or require repairs and should be monitored for future replacement.

	AC 2	AC 3
AC 1		

## ATTIC/INSULATION/VENTILATION

Description of Insulation Components: The attic was visually inspected where accessible. Unfloored attic areas are not accessed for safety concerns. Insulation consists of batt fiberglass. Insulation R-values may not meet current construction standards on older properties and can be improved. Dryer vent interiors are not clearly visible and should be cleaned periodically. Plastic dryer vents are not recommended.

1. The insulation/ventilation appeared to have no major defects or deficiencies at the time of inspection.
2. In-slab or underground duct work cannot be inspected.

		Attic/insulation 3
Attic/insulation 1	Attic/insulation 2	

## INTERIOR

Description of Interior Components: Interior finishes are considered cosmetic in nature and typically not contractual under most situations.

1. Used homes can/will require some interior repairs such as sheetrock and flooring repairs and painting. Most interior finishes are cosmetic and not contractual. Refer to your real estate contract.
2. Ceilings, walls, and flooring materials may be discolored, cupped, warped, or cracked due to wear and tear.



Interior 1



Interior 2



Interior 3



Interior 4



Interior 5



Interior 6



Interior 7



Interior 8



Interior 9



Interior 10



Interior 11



Interior 12



## **APPLIANCES**

**Description of Appliances:** The home's built-in appliances are tested by running the units through a normal cycle. Systems can break down or require repairs with no notice and are not warranted after inspection testing.

1. The oven is set at 350 ° and tested for accuracy using an infrared thermometer and tested properly. Broil and self clean settings are not tested.
2. The cook top burners were working at time of inspection.
3. The dishwasher was working at time of inspection.
4. The garbage disposal was working at time of inspection.



## **FIREPLACE and CHIMNEY**

**Description of Fireplace and Chimney Components:** Chimney flue interiors and chimney caps are not inspected when there is limited accessibility. Fireplaces are not ignited to prevent damage or gas leaks. A fireplace professional may need to be consulted to; determine upgrades, inspect outdated construction standards for older systems, or units that are not fully accessible. A professional chimney/fireplace inspection is available upon request. Any professional chimney sweep repair or service should include the entire system where necessary.

1. The fireplace is prefabricated gas vent less logs. Fireplace damper tested normally. (Pictures 1, 2)



***\*This report will notate any additional reviews, repairs and/or replacements that should be serviced by a designated licensed professional. All other repairs and/or replacements should also be handled by a qualified service provider in a professional workmanship like manner.***

# REPAIR REQUEST SUMMARY

## ROOF

Description of Roof Components: The roof is walked on and visually inspected only when weather and conditions permit. Roofs are viewed from the ground with binoculars when it is raining, snowing, or roof pitch is too great for safety concerns. Roofs may require further evaluations if not fully accessible. A professional roof inspection is available upon request. Any professional roofer repair or service should include the entire roof where necessary. Home inspector is not liable for defects that have been hidden or non-disclosed by seller. Roofs are inspected with a 15 foot ladder.

- 2 x 8 pitched wood framing with plywood decking and asphalt shingles. Gutters were present at roof perimeters. Normal roof and gutter maintenance include removing leaves, limbs, and debris.
1. Right exterior gutter section is sagging. A rear patio gutter seam is leaking. Pictures 2, 6
  2. Seal around the two water heater vent weather guards. Vents cannot be in contact with shingles or felt. Pictures 8, 9
  3. Clean debris from all gutters. Picture 7

## EXTERIOR

Description of Exterior Components: Brick and Masonite siding exterior. Exterior walls are framed with 2x4 construction. Windows are double pane wood. Any repairs noted to exterior components may not all be marked with stickers or photographed and should be thoroughly examined by the repair professional. The cause of any damage should also be repaired.

1. Repair or replace all damaged window components where necessary. (Pictures 3, 4, 6, 7, 8, 9, 11)
2. Repair or replace all damaged Masonite siding where necessary. Pictures 2, 5, 15, 16, 17)

## ELECTRICAL

Description of Electrical Components: Electrical service is 2-200 AMP with copper branch wiring. Main breaker panel is in the garage. (Pictures 1, 2) Electrical wiring type is Romex. It is up to the client to make sure there are smoke detectors and carbon monoxide detectors installed per their personal standards and batteries replaced routinely. Electrical systems are not required to be brought up to current code standards per TN/MS contract limitations and home inspectors standards of practices. Any repairs to electrical system should include a complete and thorough inspection of the entire system.

1. Replace blown light bulb in the living room. Picture 3

## PLUMBING

Description of Plumbing Components: The main water cut off is located in the laundry. (Picture 2) Distribution lines are copper and drain lines are PVC. There is a 2019 50-gallon gas and a 1997 40-gallon gas water heater located in the attic. (Pictures 11, 13) The water temperature tested 124°.

1. The half bathroom toilet shut off valve is leaking. (Picture 4)
2. The master shower tiles have been caulked on the interior and exterior. Water and soap stains were noted under the master bedroom carpet. The master shower should be tested for a leaking shower pan. Pictures 8, 10
3. The 2019 water heater vent pipe is not connected to the hood diverter. Picture 12



## FYI – FOR YOUR INFORMATION

1. This report attempts to verify the age of mechanical systems. Some systems will last beyond their intended useful life and may be functioning normally at the time of inspection. Systems that are near the end of their estimated useful life should be monitored and serviced routinely to maintain normal operation.
2. Personal belongings in living interiors and attics can obstruct certain aspects/views of the inspection. Some deficiencies may not be seen or reported.
3. Home Inspectors are not liable for components that are improperly installed by contractors, handy men, or professionals.
4. The Tennessee Department of Environment and Conservation (TDEC) will not allow home inspectors to comment on MOLD, ASBESTOS, LEAD BASED PAINT, or any other environmental hazard, unless appropriately trained and licensed in that field. These items will not be mentioned in the report and if the client requires these items to be inspected, must be done so by a licensed professional.
5. The Tennessee Home Inspectors Board and TAR Tennessee Association of Realtors Contract, prohibits home inspectors from performing a code compliance inspection and sellers are not required to bring a home or component up to current code standards. Some home warranty companies, or service providers may deny a repair claim based on a system that does not meet current codes or fail their specific inspection standards. All replaced items by the warranty company must be installed to meet current code compliances and additional charges may apply.
6. **Picture Perfect Home Inspections** strives to provide a detailed and accurate inspection report. From time to time some errors, typographical errors, or mistakes may be made in the report and should be reported to the main office for clarification and modification.

*“Again, customer satisfaction is our primary goal at **Picture Perfect Home Inspections**. We understand the importance of each home buying experience and an accurate assessment of the condition of the property. We also strive to simplify our reports by providing digital photography and clear explanations regarding any issues. We encourage questions about any concerns during and after our inspections. Thanks so much for the opportunity to earn your business and your respect!”*



- **TN Home Inspector License: #0000001**
- **ASHI - American Society of Home Inspectors Membership: #245144**
- **AHIT - American Home Inspectors Training Certification**
- **TN Contractor License: #00049789 (inc. NEW Construction)**
- **MS Contractor License: #R07389 (inc. NEW Construction)**
- **MS Home Inspector License: #MHIB-0284 NEW Construction EXPIRES 10/31/22**

***Remember, referrals are always welcome and appreciated!!!***

**Brandon Dyles**

*Brandon Dyles*



# Picture Perfect Home Inspections

## SERVICE PROVIDER LIST

As a courtesy to our clients, we provide a list of service providers to perform additional evaluations, repairs and/or replacements. **Picture Perfect Home Inspections** does NOT own any interest or accept any type of referral fee from any service providers. **Picture Perfect Home Inspections** recommends the service providers below strictly due to their previous quality of service with past clients. **You are ENCOURAGED to SHOP the market and are under NO OBLIGATION to use their services!!!**

\* **Picture Perfect Home Inspections** nor any of our employees, inspectors, etc., **warranty or guarantee any of the services rendered or provided. Any disputes legal or otherwise are strictly between the client and the provider.**

\*\* We WOULD **appreciate** any positive or negative feedback via email regarding providers listing to maintain the best list possible for your clients to utilize, if needed!

<b><u>HVAC Repair/Replacement</u></b> <b><u>Plumbing Repairs/Handy Man:</u></b> Wayne Summers/901-489-6856 M&M Heat/air 662-551-6703, Josh Mensi	<b><u>Wild Horse Improvement</u></b> Stephen Pendly- 901-355-1890  <b><u>John Manshack</u></b> – 553-6262	<b><u>Smith Plumbing</u></b> 901-290-1110  <b><u>Landers Plumbing</u></b> 9012894487
<b><u>Chimney</u></b> <b><u>Sweep/Inspections/Repairs</u></b> Abbey Road 901-452-1984	<b><u>EIFS Stucco Contractor</u></b> Frank Phelps 901-647-7367	<b><u>Electrician- Arlington Electric</u></b> 901-289-7914
<b><u>Mortgages</u></b> Judy Crenshaw- 901-759-4306 Marci Russell 901-299-4704	<b><u>Choice Home Warranty</u></b> Christy Stokes – 282-6273	<b><u>Exterior Trim /Carpentry/Roofing</u></b> Tom Durhan-260-3131
<b><u>Window Repairs/Replace:</u></b> Allen Buehler- 901-647-2835 Window World – 901-324-0089 new Landon Nance-496-9682	<b><u>Pool Installation</u></b> Hawaiian Pools 901-754-7058	<b><u>Sewer Drain line Inspections</u></b> Greg Hunt – 901-674-0014 Kelly Gibson – 508-1728 <b><u>Irrigation – A/W Landscape</u></b> 9012621903, Wade Arnold
<b><u>Movers – Black Tie Moving</u></b> 901-316-6196	<b><u>Tub Repairs Finish/Fiberglass</u></b> Ann – 508-8238	<b><u>Wood Floors-New-Refinish</u></b> Old World Floors – 386-4660
<b><u>Home Renovations and Remodels</u></b> Jim Bracey – 490-0201 Julie Robinson-674-1858 Tom Durhan 598-7142	<b><u>Have A Heart Animal Service</u></b> Raccoons – squirrels – rats 901-624-6152 Pam	<b><u>Budget Septic</u></b> 837-0503
<b><u>Appliance Repair</u></b> A-1 901-937-7800	<b><u>Locksmith – Jon Haley 508-3771</u></b>	<b><u>Tree Trimming/Removal/Grinding-</u></b> Chip Webster 901-239- 3232
<b><u>901 Pest Control – Termites-Pest</u></b> 901-327-8803 - Richard Hill AAA pest – Jeff – 481-2863	<b><u>Computer Systems</u></b> Cooper systems 360-9679	<b><u>Pool Inspections - Repairs</u></b> Ken Ranks – 9017555280 Advantage Pool 9013883432
<b><u>901 Garage Doors-Jeff Justice</u></b> 901-399-4984	<b><u>Roof</u></b> <b><u>Repairs/Replace/Inspections</u></b> Tom Durhan – 260-3131 JD Roofing-Jerry 901-340-7940 Lucius Roofin – 245-6945	<b><u>Travel Agent</u></b> Lisa Rossmiessel, 901-570-0038
<b><u>All Flooring- Tiles</u></b> Gerardo Morales – 871-2925		<b><u>Mike Malenky-</u></b> weatherization, foam insulation, gutters. 901-485-3274
<b><u>Ceiling Finish Repairs/ Painting</u></b> 901-619-5351 – Falencio-Painter Ray - 9014970669	<b><u>Structural/Engineer</u></b> Kevin Poe – 901-262-2548	



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



**AMERICAN  
SOCIETY  
OF HOME  
INSPECTORS**

[www.ashi.org](http://www.ashi.org)

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### HOME INSPECTION

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

### American Society of Home Inspectors

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

### Standard of Practice for Home Inspections

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

### Code of Ethics for the Home Inspection Profession

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

### ASHI Membership

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

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

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Des Plaines, IL 60016

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# ASHI STANDARD OF PRACTICE FOR HOME INSPECTIONS

## 1. INTRODUCTION

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

## 2. PURPOSE AND SCOPE

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

### 2.2 The inspector shall:

- A.** *inspect readily accessible*, visually observable, *installed systems* and *components* listed in this Standard.
- B.** provide the client with a written report, using a format and medium selected by the *inspector*, that states:
  - 1. those *systems* and *components* inspected that, in the professional judgment of the *inspector*, are not functioning properly, significantly deficient, *unsafe*, or are near the end of their service lives,
  - 2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.B.1, or items needing *further evaluation* (Per Exclusion 13.2.A.5 the *inspector* is NOT required to determine methods, materials, or costs of corrections.),
  - 3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.B.1, that are not self-evident,
  - 4. those *systems* and *components* designated for inspection in this Standard that were present at the time of the *home inspection* but were not inspected and the reason(s) they were not inspected.
- C.** adhere to the ASHI® Code of Ethics for the Home Inspection Profession.

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

- A.** including other services or *systems* and *components* in addition to those required in Section 2.2.A.
- B.** designing or specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.
- C.** excluding *systems* and *components* from the *inspection* if requested or agreed to by the client.

## 3. STRUCTURAL COMPONENTS

### 3.1 The inspector shall:

- A.** *inspect structural components* including the foundation and framing.
- B.** *describe*:
  - 1. the methods used to inspect *under-floor crawlspaces* and attics.
  - 2. the foundation.
  - 3. the floor structure.
  - 4. the wall structure.
  - 5. the ceiling structure.
  - 6. the roof structure.

### 3.2 The inspector is NOT required to:

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

## 4. EXTERIOR

### 4.1 The inspector shall:

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

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

- A. screening, shutters, awnings, and similar seasonal accessories.
- B. fences, boundary walls, and similar structures.
- C. geological and soil conditions.
- D. recreational facilities.
- E. outbuildings other than garages and carports.
- F. seawalls, break-walls, and docks.
- G. erosion control and earth stabilization measures.

**5. ROOFING**

**5.1 The inspector shall:**

**A. inspect:**

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

**B. describe:**

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

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

- A. antennas.
- B. interiors of vent systems, flues, and chimneys that are not readily accessible.
- C. other installed accessories.

**6. PLUMBING**

**6.1 The inspector shall:**

**A. inspect:**

- 1. interior water supply and distribution systems including fixtures and faucets.
- 2. interior drain, waste, and vent systems including fixtures.
- 3. water heating equipment and hot water supply systems.
- 4. vent systems, flues, and chimneys.
- 5. fuel storage and fuel distribution systems.
- 6. sewage ejectors, sump pumps, and related piping.

**B. describe:**

- 1. interior water supply, drain, waste, and vent piping materials.
- 2. water heating equipment including energy source(s).
- 3. location of main water and fuel shut-off valves.

**6.2 The inspector is NOT required to:**

**A. inspect:**

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

**B. determine:**

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

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

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

**7. ELECTRICAL**

**7.1 The inspector shall:**

**A. inspect:**

- 1. service drop.
- 2. service entrance conductors, cables, and raceways.
- 3. service equipment and main disconnects.
- 4. service grounding.
- 5. interior components of service panels and subpanels.
- 6. conductors.
- 7. overcurrent protection devices.
- 8. a representative number of installed lighting fixtures, switches, and receptacles.
- 9. ground fault circuit interrupters and arc fault circuit interrupters.

**B. describe:**

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

**7.2 The inspector is NOT required to:**

**A. inspect:**

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

**B. measure amperage, voltage, and impedance.**

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

**8. HEATING**

**8.1 The inspector shall:**

**A. open readily openable access panels.**

**B. inspect:**

1. installed heating equipment.
2. vent systems, flues, and chimneys.
3. distribution systems.

**C. describe:**

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

**8.2 The inspector is NOT required to:**

**A. inspect:**

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

**B. determine:**

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

**9. AIR CONDITIONING**

**9.1 The inspector shall:**

**A. open readily openable access panels.**

**B. inspect:**

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

**C. describe:**

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

**9.2 The inspector is NOT required to:**

**A. inspect electric air cleaning and sanitizing devices.**

**B. determine cooling supply adequacy and distribution balance.**

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

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

**10. INTERIORS**

**10.1 The inspector shall inspect:**

**A. walls, ceilings, and floors.**

**B. steps, stairways, and railings.**

**C. countertops and a representative number of installed cabinets.**

**D. a representative number of doors and windows.**

**E. garage vehicle doors and garage vehicle door operators.**

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

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

**A. paint, wallpaper, and other finish treatments.**

**B. floor coverings.**

**C. window treatments.**

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



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

## 11. INSULATION AND VENTILATION

### 11.1 The *inspector* shall:

#### A. *inspect*:

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

#### B. *describe*:

1. insulation and vapor retarders in unfinished spaces.
2. absence of insulation in unfinished spaces at conditioned surfaces.

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

## 12. FIREPLACES AND FUEL-BURNING APPLIANCES

### 12.1 The *inspector* shall:

#### A. *inspect*:

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

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

### 12.2 The *inspector* is NOT required to:

#### A. *inspect*:

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

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

## 13. GENERAL LIMITATIONS AND EXCLUSIONS

### 13.1 General limitations

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

### 13.2 General exclusions

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

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

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

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

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

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

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

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

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

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

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

**F. The *inspector* is NOT required to:**

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

## 14. GLOSSARY OF ITALICIZED TERMS

**Automatic Safety Controls** Devices designed and *installed* to protect *systems* and *components* from unsafe conditions

**Component** A part of a *system*

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

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

**Dismantle** To take apart or remove *components*, devices, or pieces of equipment that would not be taken apart or removed by a homeowner in the course of normal maintenance

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

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

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

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

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

**Installed** Attached such that removal requires tools

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

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

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

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

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

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

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

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

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

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

**Under-floor Crawl Space** The area within the confines of the foundation and between the ground and the underside of the floor

**Unsafe** A condition in a *readily accessible, installed system* or *component* that is judged by the *inspector* to be a significant risk of serious bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction practices

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

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



## ASHI<sup>®</sup> CODE OF ETHICS

For the Home Inspection Profession

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

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

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

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

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

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

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

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

