THE ARIZONA CHAPTER OF THE AMERICAN SOCIETY OF HOME INSPECTORS, INC.®

STANDARDS OF PROFESSIONAL PRACTICE
For Arizona Home Inspectors

Adopted by AZ ASHI Effective January 1, 2002

The Arizona Standards of Practice are adopted from the American Society of Home Inspectors (ASHI) 1992 Standards of Practice, through the Arizona Chapter of the American Society of Home Inspectors, with Arizona made modifications and amendments. The Arizona Board of Technical Registration gratefully acknowledges the assistance and permission of the American Society of Home Inspectors, and the assistance of the Arizona Chapter of the American Society of Home Inspectors.

STANDARDS OF PROFESSIONAL PRACTICE

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Glossary NOTE: *Italicized* words are defined in the Glossary

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1. INTRODUCTION

1.1 These Standards define the practice of Home Inspection in the State of Arizona**.**

1.2 These Standards of Practice

A. provide inspection guidelines.

B. make public the services provided by private fee-paid *inspectors*.

2. PURPOSE AND SCOPE

2.1 Inspections performed to these Standards shall provide the *client* with a better understanding of the property conditions, as *observed* at the time of the inspection.

2.2 *Inspector*s shall:

A. before the inspection report is delivered, enter into a written agreement with the *client* or their authorized agent that includes:

1. the purpose of the inspection.
2. the date of the inspection.
3. the name address and certification number of the inspector.
4. the fee for services.
5. a statement that the inspection is performed in accordance with these Standards.
6. limitations or exclusions of *systems* or *components* inspected.

B. Observe readily accessible installed systems and components listed in these Standards.

C. submit a written report to the *client* which shall:

1. *Describe systems* and *components* identified in sections 4-12 of these Standards.

2. state which *systems* and *components* designated for inspection in these Standards have been inspected and any *systems* and *components* designated for inspection in these Standards which were present at the time of the inspection and were not inspected and a reason why they were not inspected.
3. state any *systems* and *components* so inspected which were found to be in need of *immediate major repair* and any recommendations to correct, monitor or *evaluate by appropriate persons*.

2.3 These Standards are not intended to limit *inspector*s from:

A. reporting observations and conditions in addition to those required in Section 2.2.
B. excluding *systems* and *components* from the inspection if requested by the *client*.

3. GENERAL LIMITATIONS AND EXCLUSIONS

3.1 General limitations:

A. Inspections done in accordance with these Standards are visual, not *technically exhaustive* and will not identify concealed conditions or latent defects.
B. These Standards are applicable to buildings with four or less dwelling units and their garages or carports.

3.2 General exclusions:

A. *Inspectors* are NOT required to report on:
   1. life expectancy of any *component* or *system*.
   2. the causes of the need for a major repair.
   3. the methods, materials and costs of corrections.
   4. the suitability of the property for any specialized use.
   5. compliance or non-compliance with applicable regulatory requirements.
   6. the market value of the property or its marketability.
   7. the advisability or inadvisability of purchase of the property.
   8. any *component* or *system* which was not *observed*.
   9. the presence or absence of pests such as wood damaging organisms, rodents, or insects.
   10. cosmetic items, underground items, or items not permanently *installed*.
B. *Inspectors* are NOT required to:
   1. offer warranties or guarantees of any kind.
   2. calculate the strength, adequacy, or efficiency of any *system* or *component*.
   3. enter any area or perform any procedure which may damage the property or its *components* or be dangerous to the *inspector* or other persons.
   4. operate any *system* or *component* which is *shut down* or otherwise inoperable.
   5. operate any *system* or *component* which does not respond to *normal operating controls*.
   6. disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility.

7. determine the presence or absence of any suspected hazardous substance including but not limited to toxins, fungus, molds, mold spores, carcinogens, noise, contaminants in soil, water, and air.
8. determine the effectiveness of any system installed to control or remove suspected hazardous substances.
9. predict future conditions, including but not limited to failure of components.
10. project operating costs of components.
11. evaluate acoustical characteristics of any system or component.

3.3 Limitations and exclusions specific to individual systems are listed in following sections.

4. SYSTEM: STRUCTURAL COMPONENTS

4.1 The *inspector* shall *observe*:

A. *structural components* including:

1. foundation.
2. floors.
3. walls.
4. columns.
5. ceilings.
6. roofs.

4.2 The *Inspector* shall:

A. *describe* the type of:
   1. foundation.
   2. floor structure.
   3. wall structure.
   4. columns.
   5. ceiling structure.
   6. roof structure.

B. probe *structural components* where deterioration is suspected. However, probing is NOT required when probing would damage any finished surface.

C. enter underfloor crawl spaces and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected.

D. report the methods used to inspect underfloor crawl spaces and attics.

E. report signs of water penetration into the building or signs of abnormal or harmful condensation on building *components*.

5. SYSTEM: EXTERIOR

5.1 The *inspector* shall *observe*:

A. wall cladding, flashings and trim.
B. entryway doors and representative number of windows.
C. garage door operators.
D. decks, balconies, stoops, steps, areaways, and porches including railings.
E. eaves, soffits and fascias.
F. vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building.

5.2 The *inspector* shall:

A. *describe* wall cladding materials.
B. operate all entryway doors and representative number of windows including garage doors, manually or by using permanently installed controls of any garage door operator.
C. report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing.

5.3 The *inspector* is NOT required to *observe*:

A. storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories.
B. fences.
C. *safety glazing*.
D. garage door operator remote control transmitters.
E. geological conditions.
F. soil conditions.
G. *recreational facilities*.
H. outbuildings other than garages and carports.

6. SYSTEM: ROOFING

6.1 The *inspector* shall *observe*:

A. roof coverings.
B. *roof drainage systems*.
C. flashings.
D. skylights, chimneys and roof penetrations.
E. signs of leaks or abnormal condensation on building components.

6.2 The *inspector* shall:

A. *describe* the type of roof covering materials.
B. report the methods used to inspect roofing.

6.3 The *inspector* is NOT required to:

A. walk on the roofing.

B. *observe* attached accessories including but not limited to solar *systems*, antennae, and lightning arresters.

7. SYSTEM: PLUMBING

7.1 The *inspector* shall *observe*:

A. interior water supply and distribution system including:
1. piping materials, including supports and insulation.
2. fixtures and faucets.
3. functional flow.
4. leaks.
5. cross connections.

B. interior drain, waste and vent system, including:
1. traps; drain, waste, and vent piping; piping supports and pipe insulation.
2. leaks.
3. functional drainage.

C. hot water *systems* including:
1. water heating equipment.
2. normal operating controls.
3. automatic safety controls.
4. chimneys, flues and vents.

D. fuel storage and distribution *systems* including:
1. interior fuel storage equipment, supply piping, venting and supports.
2. leaks.

E. sump pumps.

7.2 The *inspector* shall:

A. *describe*:
1. water supply and distribution piping materials.
2. drain, waste and vent piping materials.
3. water heating equipment.

B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house.

7.3 The *inspector* is NOT required to:

A. state the effectiveness of anti-siphon devices.
B. determine whether water supply and waste disposal *systems* are public or private.
C. operate automatic safety controls.
D. operate any valve except water closet flush valves, fixture faucets and hose faucets.
E. *observe*:
1. water conditioning *systems*.
2. fire and lawn sprinkler *systems*.
3. on-site water supply quantity and quality.
4. on-site waste disposal *systems*.
5. foundation irrigation *systems*.

6. spas, except as to functional flow and functional drainage.

8. SYSTEM: ELECTRICAL

8.1 The *inspector* shall *observe*:

A. service entrance conductors.
B. service equipment, grounding equipment, main overcurrent device, main and distribution panels.
C. amperage and voltage ratings of the service.
D. branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages.
E. the operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls.
F. the polarity and grounding of all receptacles within six feet of interior plumbing fixtures and all receptacles in the garage or carport, and on the exterior of inspected structures.
G. the operation of ground fault circuit interrupters.

8.2 The *inspector* shall:

A. *describe*:
1. service amperage and voltage.
2. service entry conductor materials.
3. service type as being overhead or underground.
4. location of main and distribution panels.
B. report any *observed* aluminum branch circuit wiring.

8.3 The *inspector* is NOT required to:

A. insert any tool, probe or testing device inside the panels.
B. test or operate any overcurrent device except ground fault interrupters.
C. *dismantle* any electrical device or control other than to remove covers of the main and auxiliary distribution panels.
D. *observe*
1. low voltage systems.
2. smoke detectors.
3. telephone, security, cable TV, intercoms or other ancillary wiring that is not a part of the primary electrical distribution system.

9. SYSTEM: HEATING

9.1 The *inspector* shall *observe*:

A. permanently installed heating systems including:

1. heating equipment.
2. normal operating controls.
3. automatic safety controls.
4. chimneys, flues and vents.

5. solid fuel heating devices.
6. heat distribution *systems* including fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan coil units, convectors.
7. the presence of an installed heat source in each room.

9.2 The *inspector* shall:

A. *describe*:
1. energy source.
2. heating equipment and distribution type.
B. operate the *systems* using normal operating controls.
C. open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

9.3 The *inspector* is NOT required to:

A. operate heating *systems* when weather conditions or other circumstances may cause equipment damage.
B. operate automatic safety controls.
C. ignite or extinguish solid fuel fires
D. *observe:*
1. the interior of flues.
2. fireplace insert flue connections.
3. humidifiers.
4. electronic air filters.
5. the uniformity or adequacy of heat supply to the various rooms.

10. SYSTEM: CENTRAL AIR CONDITIONING

10.1 The *inspector* shall *observe*:

A. *central air conditioning* including:
1. cooling and air handling equipment.
2. normal operating controls.
B. distribution *systems* including:
1. fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, fan-coil units.
2. the presence of an installed cooling source in each room.

10.2 The *inspector* shall:

A. *describe*:
1. energy sources.
2. cooling equipment type.
B. operate the systems using normal operating controls.
C. open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

10.3 The *inspector* is NOT required to:

A. operate cooling *systems* when weather conditions or other circumstances may cause equipment damage.
B. *observe* non-central air conditioners.
C. *observe* the uniformity or adequacy of cool-air supply to the various rooms.

11. SYSTEM: INTERIORS

11.1 The *inspector* shall *observe*:

A. walls, ceiling and floors.
B. steps, stairways, balconies and railings.
C. counters and a representative number of cabinets.
D. a representative number of doors and windows.
E. separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit.
F. sumps.

11.2 The *inspector* shall:

A. operate a representative number of primary windows and interior doors.
B. report signs of water penetration into the building or signs of abnormal or harmful condensation on building *components*.

11.3 The *inspector* is NOT required to *observe*:

A. paint, wallpaper and other finish treatments on the interior walls, ceilings, and floors.
B. carpeting.
C. draperies, blinds or other window treatments.
D. household appliances.
E. *recreational facilities* or another dwelling unit.

12. SYSTEM: INSULATION & VENTILATION

12.1 The *inspector* shall *observe*:

A. insulation and vapor retarders in unfinished spaces.
B. ventilation of attics and foundation areas.
C. kitchen, bathroom, and laundry venting *systems*.

12.2 The *inspector* shall *describe*:

A. insulation and vapor retarders in unfinished spaces.
B. absence of same in unfinished space at conditioned surfaces.

12.3 The *inspector* is NOT required to report on:

A. concealed insulation and vapor retarders.
B. venting equipment which is integral with household appliances.

GLOSSARY

Automatic Safety Controls:
Devices designated and installed to protect systems and components from high or low pressures and temperatures, electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions.

Central Air Conditioning:
A *system* which uses ducts to distribute cooled and/or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and that is not plugged into an electrical convenience outlet.

Client:
A customer who contracts with a home inspector for a home inspection.

Component:
A readily accessible and observable aspect of a system, such as a floor, or wall, but not individual pieces such as boards or nails where many similar pieces make up the system.

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

Dangerous or Adverse Situations:
Situations which pose a threat of injury to the *inspector*, and those situations that require the use of special protective clothing or safety equipment.

Describe:
Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.

Dismantle:
To take apart or remove any *component*, device or piece of equipment that is bolted, screwed, or fastened by other means and that would not be taken apart or removed by a homeowner in the course of normal household maintenance.

Engineering:
Any professional service or creative work requiring education, training, and experience and the application of special knowledge of the mathematical, physical and *engineering* sciences

Evaluation by Appropriate Persons:
Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home *inspector*.

Functional Drainage:
A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.

Functional Flow:
A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Immediate Major Repair:
A major defect, which if not quickly addressed, will be likely to do any of the following:

1. worsen appreciably
2. cause further damage
3. be a serious hazard to health and/or personal safety

Inspector:
A person certified as a home Inspector by the Arizona Board of Technical Registration

Installed:
Attached or connected such that the installed item requires tools for removal.

Major Defect:
A system or component that is unsafe or not functioning

Normal Operating Controls:
Homeowner operated devices such as a thermostat, wall switch or safety switch.

Observe:
The act of making a visual examination of a system or component and reporting on its condition.

On-site Water Supply Quality:
Water quality is based on the bacterial, chemical, mineral and solids content of the water.

On-site Water Supply Quantity:
Water quantity is the rate of flow of water.

Primary Windows and Doors:
Windows and/or exterior doors which are designed to remain in their respective openings year round.

Readily Accessible:
Available for visual inspection without requiring moving of personal property, *dismantling*, destructive measures, or any action which will likely involve risk to persons or property.

Readily Openable Access Panel:
A panel provided for homeowner inspection and maintenance that has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person, and its edges and fasteners are not painted in place. Limited to those panels within normal reach or from a 4-foot stepladder, and which are not blocked by stored items, furniture, or building *components*.

Recreational Facilities:
Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.

Representative Number:
For multiple identical components such as windows and electrical outlets, the inspection of one such component per room. For multiple identical exterior components, the inspection of one such component on each side of the building.

Roof Drainage Systems:
Gutters, downspouts, leaders, splash blocks, and similar *components* used to carry water off a roof and away from a building.

Safety Glazing:
Tempered glass, laminated glass, or rigid plastic.

Shut Down:
A piece of equipment whose safety switch or circuit breaker is in the "off" position, or its fuse is missing or blown, or a *system* that cannot be operated by the device or control that a home owner should normally use to operate it.

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

Structural Component:
A *component* that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads). For purposes of this definition, a dead load is the fixed weight of a structure or piece of equipment, such as a roof structure on bearing walls, and a live load is a moving variable weight added to the dead load or intrinsic weight of a structure.

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

Technically Exhaustive:
An inspection is *technically exhaustive* when it involves the use of measurements, instruments, testing, calculations, and other means to develop scientific or *engineering* findings, conclusions, and recommendations.

Underfloor Crawl Space:
The area within the confines of the foundation and between the ground and the underside of the lowest floor structural *component*.

Unsafe:
A condition in a readily accessible, installed *system* or *component* which is judged to be a significant risk of personal injury during normal, day to day use. The risk may be due to damage, deterioration, improper installation or changes in adopted residential construction standards.