

# Mississippi Home Inspector Regulatory Board Standards of Practice and Code of Ethics

*The Mississippi Standards of Practice and Code of Ethics is adopted from the American Society of Home Inspector's (ASHI) Standards of Practice and Code of Ethics. The Mississippi Home Inspector Regulatory Board gratefully acknowledges ASHI's consent.*

*Effective January 1, 2000 (ASHI)*

## Standards of Practice

### 1. INTRODUCTION

- 1.1 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 include private, fee-paid 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 these Standards of Practice is to establish a minimum and uniform standard for private, fee-paid home *inspectors* who are members of the American Society of Home Inspectors. *Home Inspections* performed to these Standards of Practice are intended to provide the client with information regarding the condition of the *systems* and *components* of the home as *inspected* at the time of the *Home Inspection*.
- 2.2 **The inspector shall:**
- A. *inspect:*
    - 1. *readily accessible systems* and *components* of homes listed in these Standards of Practice.
    - 2. *installed systems* and *components* of homes listed in these Standards of Practice.
  - B. *report:*
    - 1. on those *systems* and *components inspected* which, in the professional opinion of the *inspector*, are *significantly deficient* or are near the end of their service lives.
    - 2. a reason why, if not self-evident, the *system* or *component* is *significantly deficient* or near the end of its service life.
    - 3. the *inspector's* recommendations to correct or monitor the *reported* deficiency.
    - 4. on any *systems* and *components* designated for inspection in these Standards of Practice which were present at the time of the *Home Inspection* but were not *inspected* and a reason they were not *inspected*.
- 2.3 **These Standards of Practice are not intended to limit inspectors from:**
- A. including other inspection services, *systems* or *components* in addition to those required by these Standards of Practice.
  - B. specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.
  - C. excluding *systems* and *components* from the inspection if requested by the client.

### 3. STRUCTURAL SYSTEM

- 3.1 **The inspector shall:**
- A. *inspect:*
    - 1. the *structural components* including foundation and framing.
    - 2. by probing a *representative number* of *structural components* where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible.
  - B. *describe:*
    - 1. the foundation and *report* the methods used to *inspect* the *under-floor crawl space*.
    - 2. the floor structure.

## STRUCTURAL SYSTEM 3.1 B, continued

3. the wall structure.
4. the ceiling structure.
5. the roof structure and *report* the methods used to *inspect* the attic.

### 3.2 The inspector is NOT required to:

- A. provide any *engineering service* or *architectural service*.
- B. offer an opinion as to the adequacy of any *structural system* or *component*.

## 4. EXTERIOR

### 4.1 The inspector shall:

- A. *inspect*:
  1. the exterior wall covering, flashing and trim.
  2. all exterior doors.
  3. attached decks, balconies, stoops, steps, porches, and their associated railings.
  4. the eaves, soffits, and fascias where accessible from the ground level.
  5. the vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building.
  6. walkways, patios, and driveways leading to dwelling entrances.
- B. *describe* the exterior wall covering.

### 4.2 The inspector is NOT required to:

- A. *inspect*:
  1. screening, shutters, awnings, and similar seasonal accessories.
  2. fences.
  3. geological, geotechnical or hydrological conditions.
  4. *recreational facilities*.
  5. outbuildings.
  6. seawalls, break-walls, and docks.
  7. erosion control and earth stabilization measures.

## 5. ROOF SYSTEM

### 5.1 The inspector shall:

- A. *inspect*:
  1. the roof covering.
  2. the *roof drainage systems*.
  3. the flashings.
  4. the skylights, chimneys, and roof penetrations.
- B. *describe* the roof covering and *report* the methods used to *inspect* the roof.

### 5.2 The inspector is NOT required to:

- A. *inspect*:
  1. antennae.
  2. interiors of flues or chimneys which are not *readily accessible*.
  3. other *installed* accessories.

## 6. PLUMBING SYSTEM

### 6.1 The inspector shall:

- A. *inspect*:
  1. the interior water supply and distribution *systems* including all fixtures and faucets.
  2. the drain, waste, and vent *systems* including all fixtures.
  3. the water heating equipment.
  4. the vent *systems*, flues, and chimneys.
  5. the fuel storage and fuel distribution *systems*.
  6. the drainage sumps, sump pumps, and related piping.
- B. *describe*:
  1. the water supply, drain, waste, and vent piping materials.
  2. the water heating equipment including the energy source.
  3. the location of main water and main fuel shut-off valves.

## PLUMBING SYSTEM 6, continued

### 6.2 The inspector is NOT required to:

- A. *inspect*:
  - 1. the clothes washing machine connections.
  - 2. the interiors of flues or chimneys which are not *readily accessible*.
  - 3. wells, well pumps, or water storage related equipment.
  - 4. water conditioning *systems*.
  - 5. solar water heating *systems*.
  - 6. fire and lawn sprinkler *systems*.
  - 7. private waste disposal *systems*.
- B. *determine*:
  - 1. whether water supply and waste disposal *systems* are public or private.
  - 2. the quantity or quality of the water supply.
- C. operate safety valves or shut-off valves.

## 7. ELECTRICAL SYSTEM

### 7.1 The inspector shall:

- A. *inspect*:
  - 1. the service drop.
  - 2. the service entrance conductors, cables, and raceways.
  - 3. the service equipment and main disconnects.
  - 4. the service grounding.
  - 5. the interior *components* of service panels and sub panels.
  - 6. the conductors.
  - 7. the overcurrent protection devices.
  - 8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
  - 9. the ground fault circuit interrupters.
- B. *describe*:
  - 1. the amperage and voltage rating of the service.
  - 2. the location of main disconnect(s) and sub panels.
  - 3. the wiring methods.
- C. *report*:
  - 1. on the presence of solid conductor aluminum branch circuit wiring.
  - 2. on the absence of smoke detectors.

### 7.2 The inspector is NOT required to:

- A. *inspect*:
  - 1. the remote control devices unless the device is the only control device.
  - 2. the *alarm systems* and *components*.
  - 3. the low voltage wiring, *systems* and *components*.
  - 4. the ancillary wiring, *systems* and *components* not a part of the primary electrical power distribution *system*.
- B. measure amperage, voltage, or impedance.

## 8. HEATING SYSTEM

### 8.1 The inspector shall:

- A. *inspect*:
  - 1. the *installed* heating equipment.
  - 2. the vent *systems*, flues, and chimneys.
- B. *describe*:
  - 1. the energy source.
  - 2. the heating method by its distinguishing characteristics.

### 8.2 The inspector is NOT required to:

- A. *inspect*:
  - 1. the interiors of flues or chimneys which are not *readily accessible*.
  - 2. the heat exchanger.
  - 3. the humidifier or dehumidifier.
  - 4. the electronic air filter.
  - 5. the solar space heating *system*.

**Heating System 8.2, continued**

- B. determine heat supply adequacy or distribution balance.

**9. AIR CONDITIONING SYSTEMS**

**9.1 The inspector shall:**

- A. *inspect* the *installed* central and through-wall cooling equipment.
- B. *describe*:
  - 1. the energy source
  - 2. the cooling method by its distinguishing characteristics.

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

- A. *inspect* electronic air filters.
- B. determine cooling supply adequacy or distribution balance.

**10. INTERIOR**

**10.1 The inspector shall:**

- A. *inspect*:
  - 1. the walls, ceilings, and floors.
  - 2. the steps, stairways, and railings.
  - 3. the countertops and a *representative number* of *installed* cabinets
  - 4. a *representative number* of doors and windows.
  - 5. garage doors and garage door operators.

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

- A. *inspect*:
  - 1. the paint, wallpaper, and other finish treatments.
  - 2. the carpeting.
  - 3. the window treatments.
  - 4. the central vacuum *systems*.
  - 5. the *household appliances*.
  - 6. *recreational facilities*.

**11. INSULATION AND VENTILATION**

**11.1 The inspector shall:**

- A. *inspect*:
  - 1. the insulation and vapor retarders in the unfinished spaces.
  - 2. the ventilation of attics and foundation areas.
  - 3. the mechanical ventilation *systems*.
- B. *describe*:
  - 1. the insulation and vapor retarders in the unfinished spaces.
  - 2. the absence of insulation in unfinished spaces at conditioned surfaces.

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

- A. disturb insulation or vapor retarders.
- B. determine indoor air quality.

**12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES**

**12.1 The inspector shall:**

- A. *inspect*:
  - 1. the *system components*.
  - 2. the vent *systems*, flues, and chimneys.
- B. *describe*:
  - 1. the fireplaces and *solid fuel burning appliances*.
  - 2. the chimneys.

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

- A. *inspect*:
  - 1. the interiors of flues or chimneys.
  - 2. the firescreens and doors
  - 3. the seals and gaskets.

## FIREPLACES AND SOLID FUEL BURNING APPLIANCES 12.2, continued

4. the automatic fuel feed devices.
  5. the mantels and fireplace surrounds.
  6. the combustion make-up air devices.
  7. the heat distribution assists whether gravity controlled or fan assisted.
- B. ignite or extinguish fires.
- C. determine draft characteristics.
- D. move fireplace inserts or stoves or firebox contents.

## 13. GENERAL LIMITATIONS AND EXCLUSIONS

### 13.1 General limitations:

- A. Inspections performed in accordance with these Standards of Practice
1. are not *technically exhaustive*.
  2. will not identify concealed conditions or latent defects.
- B. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

### 13.2 General exclusions:

- A. The *inspector* is not required to perform any action or make any determination unless specifically stated in these Standards of Practice, except as may be required by lawful authority.
- B. **Inspectors are NOT required to determine:**
1. the condition of *systems* or *components* which are not readily *accessible*.
  2. the remaining life of any *system* or *component*.
  3. the strength, adequacy, effectiveness, or efficiency of any *system* or *component*.
  4. the causes of any condition or deficiency.
  5. the methods, materials, or costs of corrections.
  6. future conditions including, but not limited to, failure of *systems* and *components*.
  7. the suitability of the property for any specialized use.
  8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.).
  9. the market value of the property or its marketability.
  10. the advisability of the purchase of the property.
  11. the presence of potentially hazardous plants or animals including, but not limited to wood destroying organisms or diseases harmful to humans.
  12. the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water, and air.
  13. the effectiveness of any *system installed* or methods utilized to control or remove suspected hazardous substances.
  14. the operating costs of *systems* or *components*.
  15. the acoustical properties of any *system* or *component*.
- C. **Inspectors are NOT required to offer:**
1. or perform any act or service contrary to law.
  2. or perform *engineering services*.
  3. or perform work in any trade or any professional service other than *home inspection*.
  4. warranties or guarantees of any kind.
- D. **Inspectors are NOT required to operate:**
1. any *system* or *component* which is *shut down* or otherwise inoperable.
  2. any *system* or *component* which does not respond to *normal operating controls*.
  3. shut-off valves.
- E. **Inspectors are NOT required to enter:**
1. any area which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
  2. the *under-floor crawl spaces* or attics which are not *readily accessible*.
- F. **Inspectors are NOT required to inspect:**
1. underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.
  2. *systems* or *components* which are not *installed*.
  3. *decorative items*.
  4. *systems* or *components* located in areas that are not entered in accordance with these Standards of Practice.
  5. detached structures other than garages and carports.

## GENERAL LIMITATIONS AND EXCLUSIONS 13.2 F., continued

6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.
- G. **Inspectors are NOT required to:**
1. perform any procedure or operation which will, in the opinion of the *inspector*, likely be dangerous to the *inspector* or other persons or damage the property or its *systems* or *components*.
  2. move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice, or debris.
  3. *dismantle* any *system* or *component*, except as explicitly required by these Standards of Practice.

## Glossary of Italicized Terms

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

**Architectural Service**—Any practice involving the art and science of building design for construction of any structure or grouping of structures and the use of space within and surrounding the structures or the design for construction, including but not specifically limited to, schematic design, design development, preparation of construction contract documents, and administration of the construction contract.

**Component**—A part of a *system*.

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

**Describe**—To *report* a *system* or *component* by its type or other observed, significant characteristics to distinguish it from other *systems* or *components*.

**Dismantle**—To take apart or remove any *component*, device or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal and routine home owner maintenance.

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

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

**Home Inspection**—The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a home and which describes those *systems* and *components* in accordance with these Standards of Practice.

**Household Appliances**—Kitchen, laundry, and similar appliances, whether *installed* or free-standing.

**Inspect**—To examine *readily accessible systems* and *components* of a building in accordance with these Standards of Practice, using *normal operating controls* and opening *readily openable access panels*.

**Inspector**—A person hired to examine any *system* or *component* of a building in accordance with these Standards of Practice.

**Installed**—Attached such that removal requires tools.

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

## Glossary of Italicized Terms, continued

**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 home-owner inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

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

**Report**—To communicate in writing.

**Representative Number**—One *component* per room for multiple similar interior *components* such as windows and electric outlets; 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.

**Significantly Deficient**—*Unsafe* or not functioning.

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

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

**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* 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 a change in accepted residential construction standards.

**Wiring Methods**—Identification of electrical conductors or wires by their general type, such as “non-metallic sheathed cable” (“Romex”), “armored cable” (“bx”) or “knob and tube”, etc.

# Code of Ethics of the American Society of Home Inspectors ®

**H**onesty, justice, and courtesy form a moral philosophy, which, associated with mutual interest among people, constitutes the foundation of ethics. The Members should recognize such a standard, not in passive observance, but as a set of dynamic principles guiding their conduct. It is their duty to practice the profession according to this code of ethics.

**Code of Ethics of the American Society of Home Inspectors ®,  
continued**

As the keystone of professional conduct is integrity, the Members will discharge their duties with fidelity to the public, their clients, and with fairness and impartiality to all. They should uphold the honor and dignity of their profession and avoid association with any enterprise of questionable character, or apparent conflict of interest.

1. The Member will express an opinion only when it is based on practical experience and honest conviction.
2. The Member will always act in good faith toward each client.
3. The Member will not disclose any information concerning the results of the inspection without the approval of the clients or their representatives.
4. The Member will not accept compensation, financial or otherwise, from more than one interested party for the same service without the consent of all interested parties.
5. The Member will not accept nor offer commissions or allowances, directly or indirectly, from other parties dealing with their client in connection with work for which the member is responsible.
6. The Member will promptly disclose to his or her client any interest in a business which may affect the client. The member will not allow an interest in any business to affect the quality or the results of their inspection work which they may be called upon to perform. The inspection work may not be used as a vehicle by the inspector to deliberately obtain work in another field.
7. An inspector shall make every effort to uphold, maintain, and improve the professional integrity, reputation, and practice of the home inspection profession. He or she will report all such relevant information, including violations of this Code by other members, to the Association for possible remedial action.