

SCOPE

The *inspector* shall:

- A. *Inspect readily accessible, visually observable, installed systems and components* in the home.
- 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 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, 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) why.

ASHI - General Limitations and Exclusions

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.