

YOUR Inspection Report



Take a closer look and you will see why we are good lookers.

FOR THE PROPERTY AT:

2343 Remington Rd
Elizabeth , CO 80107

PREPARED FOR:

ROBERT KNEPSHIELD

INSPECTION DATE:

Thursday, January 31, 2013

PREPARED BY:

Rob Knepshield



RBS&K Home & Building Inspectors Inc.
2343 Remington Rd
Elizabeth, CO 80107

303-646-1131
303-918-2466
Fax: 303-646-0283
www.rbskinspections.com
Rob@RBSKInspections.com



March 16, 2013

Dear Robert Knepshield,

RE: Report No. 1689, v.3
2343 Remington Rd
Elizabeth , CO
80107

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Rob Knepshield
on behalf of
RBS&K Home & Building Inspectors Inc.

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INVOICE

March 16, 2013

Client: Robert Knepshield

Report No. 1689, v.3

For inspection at:

2343 Remington Rd

Elizabeth , CO

80107

on: Thursday, January 31, 2013

Home inspection	\$300.00
Radon test	\$160.00
Home inspection	\$300.00
Total	<u>\$760.00</u>

PAID IN FULL - THANK YOU!

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SUMMARY

2343 Remington Rd , Elizabeth , CO January 31, 2013

Report No. 1689, v.3

www.rbskinspections.com

SUMMARY

ROOFING

EXTERIOR

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HEATING

COOLING

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RADON

KITCHEN

BATHROOM

APPENDIX

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Composition shingles

Condition: • [Exposure too great](#)

Shingles have been installed incorrectly. Too much exposure.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: West Exterior Roof

Task: Further evaluation Repair

Structure

ROOF FRAMING \ Sheathing

Condition: • [Water stains](#)

Moisture/Water stains in attic from disconnected furnace flue. Possible mold.

Implication(s): Material deterioration

Location: Attic

Task: Further evaluation Repair

Heating

GAS FURNACE \ Venting system

Condition: • [Poor connections](#)

Flue pipe is disconnected in the attic.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Attic

Task: Repair

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • [Gaps or voids](#)

Insulation is missing in the attic.

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Replace

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Plumbing

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Slow drains](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: First Floor Master Bathroom

Task: Repair

FIXTURES AND FAUCETS \ Toilet

Condition: • Toilet is loose, recommend a new wax ring be installed by a professional.

Location: First Floor Master Bathroom

Task: Repair

FIXTURES AND FAUCETS \ Whirlpool bath

Condition: • [Diverter inoperative](#)

Implication(s): Equipment failure

Location: First Floor Master Bathroom

Task: Repair

FIXTURES AND FAUCETS \ Hose bibb

Condition: • [Leak or drip](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: North Exterior

Task: Repair

Interior

WINDOWS \ Glass (glazing)

Condition: • [Lost seal on double or triple glazing](#)

Implication(s): Cosmetic defects

Location: East First Floor Bedroom

Task: Repair

WINDOWS \ Means of egress

Condition: • [Too small](#)

Implication(s): Restricted emergency exits

Location: West Basement Bedroom

Task: Repair

DOORS \ Glass (glazing)

Condition: • [Cracked](#)

Implication(s): Cosmetic defects

Location: West First Floor Family Room

Task: Repair

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Radon

RADON LEVEL \ Recommendation

Condition: • General Item

Have radon level lowered to below 2.0 pCi/l

Location: Basement

Task: Repair

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

Sloped roofing material: • Composition shingles

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Composition shingles

1. Condition: • [Exposure too great](#)

Shingles have been installed incorrectly. To much exposure.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: West Exterior Roof

Task: Further evaluation Repair



1. *Exposure too great*

EXTERIOR

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Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Away from house](#)

Wall surfaces : • Wood

Soffit and fascia: • [Wood](#)

Driveway: • Gravel

Walkway: • Concrete

Deck:

• Ground level

East

• Wood

East

Porch:

• Wood

West

Fence: • Wood

STRUCTURE

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Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Trusses](#)

Limitations

Attic/roof space: • Inspected from access hatch

Not included as part of a building inspection: • Visible mold evaluation is not included in the home inspection report

Recommendations

ROOF FRAMING \ Sheathing

2. Condition: • [Water stains](#)

Moisture/Water stains in attic from disconnected furnace flue. Possible mold.

Implication(s): Material deterioration

Location: Attic

Task: Further evaluation Repair



2. Water stains



3. Water stains

ELECTRICAL

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Description

Service entrance cable and location: • [Underground - not visible](#)

Service size: • [125 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [125 Amps](#)

Main disconnect/service box type and location: • [Breakers -exterior wall](#)

System grounding material and type: • [Copper - ground rods](#)

Distribution panel type and location: • [Breakers - exterior wall](#)

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCIs were operational in all applicable locations

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - outside](#) • [GFCI - basement](#)
• [GFCI - kitchen](#) • [AFCI - panel](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Limitations

System ground: • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

HEATING

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Description

System type: • [Furnace](#)

Furnace manufacturer: • Carrier

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [100,000 BTU/hr](#)

Approximate age: • [2 years](#)

Main fuel shut off at: • Meter

Exhaust pipe (vent connector): • PVC plastic

Fireplace: • [Wood-burning fireplace](#)

Chimney/vent: • [Metal](#)

Combustion air source: • Outside - sealed combustion

Limitations

Heat exchanger: • Only a small portion visible

Recommendations

GAS FURNACE \ Venting system

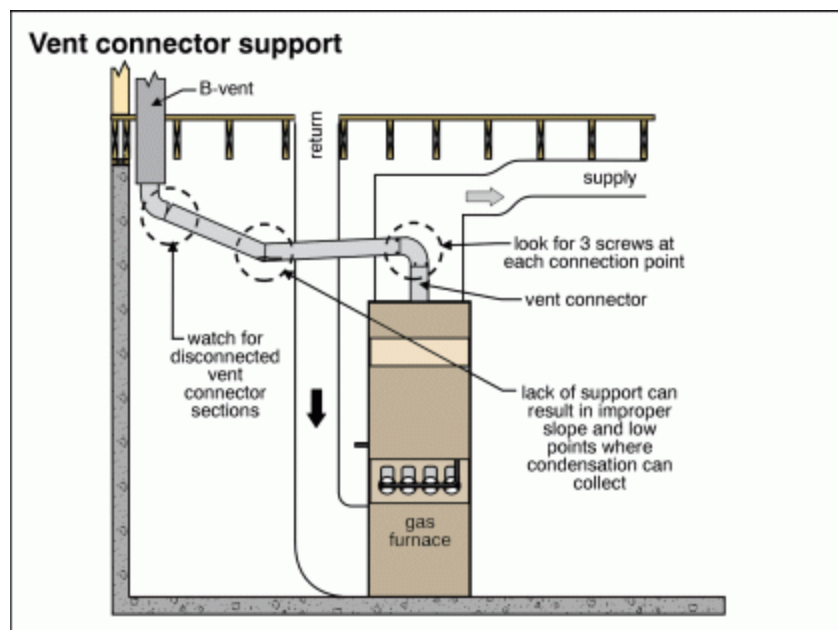
3. Condition: • [Poor connections](#)

Flue pipe is disconnected in the attic.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Attic

Task: Repair



[Click on image to enlarge.](#)

COOLING & HEAT PUMP

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APPENDIX

Description

Air conditioning type: • [Air cooled](#)

Compressor type: • Electric

INSULATION AND VENTILATION

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Description

Attic/roof insulation material: • Missing

Attic/roof ventilation: • [Roof and soffit vents](#)

Limitations

Attic inspection performed: • From access hatch

Recommendations

ATTIC/ROOF \ Insulation

4. Condition: • [Gaps or voids](#)

Insulation is missing in the attic.

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Replace



4. Gaps or voids



5. Gaps or voids

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Description

Service piping into building: • [Copper](#)

Supply piping in building: • Hose bibb is frost free with backflow prevention

Main water shut off valve at the: • Basement

Water flow (pressure): • Water pressure is between 50-55 psi

Water heater fuel/energy source: • [Gas](#)

Water heater type: • [Conventional](#)

Tank capacity: • 50 gallons

Water heater approximate age: • 17 years

Waste piping in building: • [ABS plastic](#)

Floor drain location: • Near heating system

Gas piping: • Gas line is black pipe

Limitations

Items excluded from a home inspection: • Septic system • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested

Recommendations

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

5. Condition: • [Slow drains](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: First Floor Master Bathroom

Task: Repair

FIXTURES AND FAUCETS \ Toilet

6. Condition: • Toilet is loose, recommend a new wax ring be installed by a professional.

Location: First Floor Master Bathroom

Task: Repair

FIXTURES AND FAUCETS \ Whirlpool bath

7. Condition: • [Diverter inoperative](#)

Implication(s): Equipment failure

Location: First Floor Master Bathroom

Task: Repair

PLUMBING

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FIXTURES AND FAUCETS \ Hose bibb

8. Condition: • [Leak or drip](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: North Exterior

Task: Repair

INTERIOR

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Description

Major floor finishes: • [Carpet](#) • Tile

Major wall finishes: • [Gypsum board](#)

Major ceiling finishes: • Ceiling fan/s were operational at the time of the inspection.

Major ceiling finishes: • [Stucco/texture/stipple](#) • [Gypsum board](#)

Windows: • [Single/double hung](#) • [Sliders](#) • Aluminum

Glazing: • [Double](#)

Exterior doors - type/material: • Tempered glass

Exterior doors - type/material: • Hinged • [Sliding glass](#)

Doors: • The door from the house to the garage is fire rated and the self closure is operational.

Doors: • Inspected

Appliances: • Door bell

Laundry facilities: • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Inventory Garage Door Opener: • Sears

Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings • Storage in closets/cupboards

Not included as part of a building inspection: • Security systems and intercoms • Cosmetic issues

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested

Recommendations

WINDOWS \ Glass (glazing)

9. Condition: • [Lost seal on double or triple glazing](#)

Implication(s): Cosmetic defects

Location: East First Floor Bedroom

Task: Repair

WINDOWS \ Storms and screens

10. Condition: • [Missing](#)

Implication(s): Chance of pests entering house | Increased heating costs | Reduced comfort

Location: East First Floor Kitchen

Task: Replace

INTERIOR

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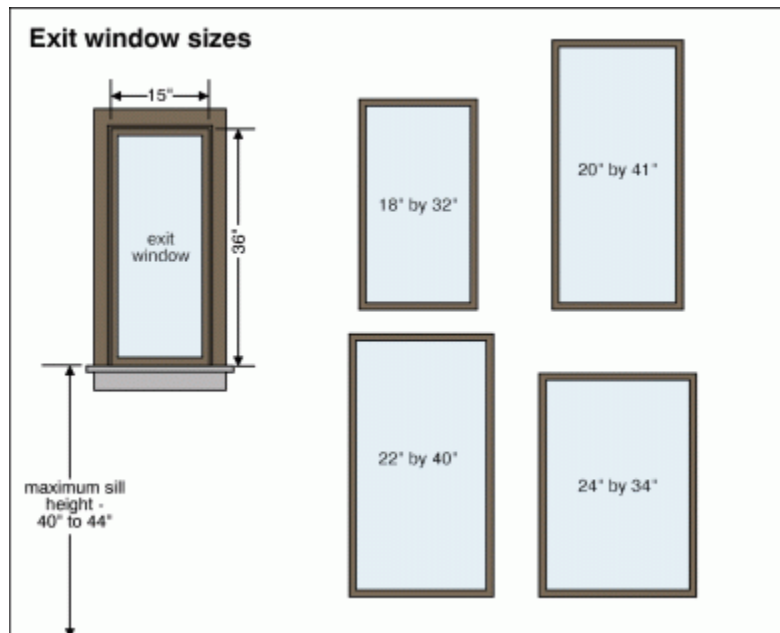
WINDOWS \ Means of egress

11. Condition: • [Too small](#)

Implication(s): Restricted emergency exits

Location: West Basement Bedroom

Task: Repair



[Click on image to enlarge.](#)

DOORS \ Glass (glazing)

12. Condition: • [Cracked](#)

Implication(s): Cosmetic defects

Location: West First Floor Family Room

Task: Repair

SITE INFO

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Description

Weather: • Sunny

Approximate temperature: • 70°

Attendees: • Buyer • Buyer's representative

Occupancy: • The home was occupied at the time of the inspection. • The home was furnished during the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection Start time: • The inspection started at 8:00 a.m.

Approximate inspection End time: • The inspection ended at 11:30 a.m.

Approximate age of home: • 17 years

Approximate size of home: • 2000 ft.²

Building type: • Detached home

Number of dwelling units: • Single-family

Garage, carport and outbuildings: • Attached garage

Area: • Rural

APPLIANCES

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Description

Range: • Gas • Electronic ignition

Exhaust fan/range hood: • Recirculating type

Oven: • Conventional

Dishwasher: • Under-counter

Microwave oven: • Over-the-range

Doorbell: • Wired type

Kitchen counter material: • Laminate

Limitations

General: • Self-cleaning features of oven not tested. • Effectiveness of dishwasher drying cycle not tested.

RADON

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Description

Monitor Placement: • Basement

Type: • CRM (Continuous Radon Monitoring)

Result:

• Your average test result is:
9.9 pCi/l

Recommendations

RADON LEVEL \ Recommendation

13. Condition: • General Item

Have radon level lowered to below 2.0 pCi/l

Location: Basement

Task: Repair

KITCHEN

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APPENDIX

Description

Counter Type: • Granite

Range/ Cooktop: • Electric Ignition • Gas

Number of Ovens: • 1

Hood/ Fan: • Appears Functional

Garbage Disposal: • Appears Functional

Plumbing: • Appears Functional

Dishwasher: • High loop method

Limitations

Plumbing: • View of sink(s) restricted by dishes

BATHROOM

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Description

Floors: • Master floor tile • First floor tile

Electrical: • Outlet in master bath is protected by a GFCI at another location. • GFCI 1st floor is protected at another location

Counter: • Master counter tile • First floor counter tile

Cabinet: • Master wood • First floor wood

Sink/Basin: • Master metal • First floor metal

Tub: • Master bath tub is steel • 1st floor tub is steel

Shower:

• tub/shower combo

Master bath

• pre-fabricated

1st Floor bath

Tub surround:

• tile

1st Floor bath

• tile

Master bath

Toilet:

• low flush

Master bath

• low flush

1st Floor bath

Heat source:

• register

Master bath

• register

1st Floor bath

Ventilation:

• fan

Master bath

• fan

1st Floor bath

• window

Master bath

END OF REPORT

APPENDIX

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Environmental Screening Measurement Report

Date 1/31/12 Account # _____
Client ROB KNEPSHIELD
Test Address 2343 REMINGTON RD
FAX results to _____
Monitor Location in the House: ☒ Lower Level ☐ Main Level ☐ Other _____

RADON RESULTS AVERAGE LEVEL DURING THE TEST:

Radon Results 9.9 pCi/l

Attached to and made a part of this report is a copy of the actual test data taken from the testing device. This test was done with a femto-TECH CRM-510.

Purpose of this Environmental Screening Measurement Report

To provide a professional opinion of a structure's *Radon* levels during the test period limited to the conditions identified in this report. This test is a screening measurement to see if any level of *Radon* can be detected. **Reported levels that are under the acceptable action guideline do not mean a problem does not exist or could not occur in the future. It is recommended to follow up Radon measurements every two years or whenever structure or ventilation changes are made to the building.**

EPA Explanation of Radon

Radon is the second leading cause of lung cancer, after smoking. The U.S. EPA and the Surgeon General strongly recommend taking further action when the home's radon test results are 4.0 pCi/l (Pico Curies per liter of air) or greater. Radon levels less than 4.0 pCi/l still pose some risk to you and your family. Smokers and former smokers are at especially high risk. The EPA recommends that you use an EPA or State-approved contractor trained to fix radon problems. You can call your State radon office to obtain information, including a list of EPA or State-approved radon contractors who can fix or can help you develop a plan for fixing the radon problem.

Limitations of Liability

RBS&K cannot guarantee that necessary conditions were maintained during the test period. There can be uncertainty with any (RN-222) measurement due to statistical variations and other factors such as changes in the weather and operation of the dwelling. While our inspectors make every effort to maintain the highest possible qualities control and include checks and verification steps in our procedures, we make **NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED**, for the consequences of erroneous test results. RBS&K, its employees or agents, shall not be liable under any claim, charge or demand, whether in contract, tort, or otherwise, for any and all loss, cost, charge, claim, demand, fee, or expense of any nature or kind arising out of connected with, resulting from or sustained as a result of radon screening measurement tests.

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< RADON TEST REPORT >

I/D -----

START DATE 3/13/13

START TIME 9:27

OPERATOR -----

SERIAL NO. - CRM5106049

C/F (CPM/pCi/l) .363

BKG (pCi/l) .4

Hr	Conc.	/ L	RH	B/P	deg
pCi/l	B	%	"Hg	F	
1	5.7	/	12	23.4	57
2	9.2		12	23.4	59
3	9.9		12	23.4	59
4	9.8		12	23.4	59
5	10.4		12	23.4	59
6	8.7		12	23.4	59
7	7.6		12	23.4	59
8	7.6		12	23.4	59
9	6.9		12	23.4	59
10	7.0		12	23.4	59
11	8.2		12	23.4	60
12	10.5		12	23.4	60
13	9.2		12	23.4	59
14	10.4		12	23.4	59
15	10.1		12	23.6	59
16	10.0		12	23.4	58
17	10.9		12	23.4	58
18	11.1		12	23.4	58
19	10.6		12	23.4	58
20	9.4		12	23.6	61
21	9.9		12	23.7	62
22	8.9		12	23.6	62
23	11.3		12	23.6	61
24	11.3		12	23.7	61
25	10.4		12	23.6	61
26	11.7		12	23.6	61
27	11.1		12	23.6	60
28	11.9		12	23.4	60
29	10.1		12	23.4	60
30	12.1		12	23.4	60
31	11.5		12	23.4	60
32	9.7		12	23.4	60
33	9.4		12	23.4	60
34	7.3		12	23.4	60
35	7.6		12	23.4	60
36	9.5		12	23.4	61
37	11.1		12	23.4	61
38	11.5		12	23.4	61
39	12.5		12	23.4	60
40	12.0		12	23.4	60
41	12.1		12	23.4	60
42	12.2		12	23.4	59
43	12.7		12	23.4	59
44	11.3		12	23.4	59
45	12.7		10	23.4	59
46	12.5		10	23.4	59
47	12.6		10	23.4	59
48	10.3		10	23.4	61
49	8.2		10	23.4	62
50	6.4		10	23.6	63
51	9.6		10	23.4	63
52	5.6		11	23.4	64
53	5.1		10	23.4	63

Elapsed Time (min.) 3180

Total Count 11868

Avg. (pCi/l) 9.9

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The Standards of Practice and Code of Ethics of THE AMERICAN SOCIETY OF HOME INSPECTORS®



www.ashi.org

ASHI Standards of Practice

Effective October 15, 2006

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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 homebuyers 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 Standards of Practice and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate, objective information.

American Society of Home Inspectors

As the oldest, largest and highest profile 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.

Standards of Practice

The ASHI Standards of Practice guide home inspectors in the performance of their inspections. Subject to regular review, the Standards of Practice reflect information gained through surveys of conditions in the field and of the consumers' interests and concerns. Vigilance has elevated ASHI's Standards of Practice so that today they are the most widely-accepted home inspection guidelines in use and are recognized by many government and professional groups as the definitive standard for professional performance.

Code of Ethics

ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a strictly 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 Members have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standards of Practice. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standards of Practice 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 Members by calling 1-800-743-2744 or visiting the ASHI Web site at www.ashi.org.

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ASHI STANDARDS OF PRACTICE

1. INTRODUCTION

The American Society of Home Inspectors®, Inc. (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 the Standards of Practice is to establish a minimum and uniform standard for home *inspectors* who subscribe to these Standards of Practice. *Home inspections* performed to these Standards of Practice are intended to provide the client with objective information regarding the condition of the *systems* and *components* of the home as *inspected* at the time of the *home inspection*. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the *home inspection* is provided for emphasis only.

2.2 *Inspectors shall:*

- A.** adhere to the Code of Ethics of the American Society of Home Inspectors.
- B.** *inspect readily accessible*, visually observable, *installed systems* and *components* listed in these Standards of Practice.
- C. report:**
 - 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.C.1, or items needing *further evaluation*. (Per Exclusion 13.2.A.5 *inspectors* are 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.C.1, that are not self-evident.
 - 4. *systems* and *components* designated for inspection in these Standards of Practice that were present at the time of the *home inspection* but were not *inspected* and the reason(s) they were not *inspected*.

2.3 *These Standards of Practice are not intended to limit inspectors from:*

- A.** including other inspection services or *systems* and *components* in addition to those required in Section 2.2.B.

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 by the client.

3. STRUCTURAL COMPONENTS

3.1 *The inspector shall:*

- A. inspect:**
 - 1. *structural components* including the 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 or presumed to exist.
- B. describe:**
 - 1. the methods used to *inspect under-floor crawl spaces* 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 any *engineering* or architectural services or analysis.
- B.** offer an opinion as to the adequacy of any *structural system* or *component*.

4. EXTERIOR

4.1 *The inspector shall:*

- A. inspect:**
 - 1. *siding*, flashing and trim.
 - 2. all exterior doors.
 - 3. attached or 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 or entryway walkways, patios, and driveways.
- B. describe:**
 - 1. *siding*.

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EXTERIOR 4.2, Continued

4.2 The inspector is NOT required to inspect:

- A. screening, shutters, awnings, and similar seasonal accessories.
- B. fences.
- C. geological and/or 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. antennae.
- B. interiors of flues or 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 all fixtures and faucets.
 - 2. drain, waste, and vent systems including all fixtures.
 - 3. water heating equipment and hot water supply system.
 - 4. vent systems, flues, and chimneys.
 - 5. fuel storage and fuel distribution systems.
 - 6. drainage sumps, sump pumps, and related piping.
- B. describe:
 - 1. 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 flues or chimneys that 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. water supply quantity or quality.
- C. operate automatic safety controls or manual stop valves.

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 sub panels.
 - 6. conductors.
 - 7. overcurrent protection devices.
 - 8. a representative number of installed lighting fixtures, switches, and receptacles.
 - 9. ground fault circuit interrupters.
- B. describe:
 - 1. amperage and voltage rating of the service.
 - 2. location of main disconnect(s) and sub panels.
 - 3. presence of solid conductor aluminum branch circuit wiring.
 - 4. presence or absence of smoke detectors.
 - 5. wiring methods.

7.2 The inspector is NOT required to:

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

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Continued

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.
- C. *describe*:
 - 1. energy source(s).
 - 2. *heating systems*.

8.2 The inspector is NOT required to:

- A. *inspect*:
 - 1. interiors of flues or chimneys that are not *readily accessible*.
 - 2. heat exchangers.
 - 3. humidifiers or dehumidifiers.
 - 4. electronic air filters.
 - 5. solar space heating *systems*.
- B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING

9.1 The inspector shall:

- A. open *readily openable access panels*.
- B. *inspect*:
 - 1. central and through-wall equipment.
 - 2. *distribution systems*.
- C. *describe*:
 - 1. energy source(s).
 - 2. *cooling systems*.

9.2 The inspector is NOT required to:

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

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 doors and garage door operators.

10.2 The inspector is NOT required to *inspect*:

- A. paint, wallpaper, and other finish treatments.
- B. carpeting.
- C. window treatments.
- D. central vacuum *systems*.
- E. *household appliances*.
- F. *recreational facilities*.

11. INSULATION & VENTILATION

11.1 The inspector shall:

- A. *inspect*:
 - 1. insulation and vapor retarders in unfinished spaces.
 - 2. ventilation of attics and foundation areas.
 - 3. mechanical ventilation *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. See 13.2.A.11 and 13.2.A.12.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES

12.1 The inspector shall:

- A. *inspect*:
 - 1. *system components*.
 - 2. chimney and vents.
- B. *describe*:
 - 1. fireplaces and *solid fuel burning appliances*.
 - 2. chimneys.

12.2 The inspector is NOT required to:

- A. *inspect*:
 - 1. interiors of flues or chimneys.
 - 2. firescreens and doors.
 - 3. seals and gaskets.
 - 4. automatic fuel feed devices.
 - 5. mantles and fireplace surrounds.
 - 6. combustion make-up air devices.
 - 7. heat distribution assists (gravity fed and fan assisted).
- B. ignite or extinguish fires.
- C. determine draft characteristics.
- D. move fireplace inserts and stoves or firebox contents.

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Continued

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations:

- A. The *inspector* is NOT required to perform any action or make any determination not specifically stated in these Standards of Practice.
- B. Inspections performed in accordance with these Standards of Practice:
 - 1. are not *technically exhaustive*.
 - 2. are not required to identify concealed conditions, latent defects, or consequential damage(s).
- C. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports.

13.2 General exclusions:

A. *Inspectors are NOT required to determine:*

- 1. conditions of *systems* or *components* that are not *readily accessible*.
- 2. remaining life expectancy of any *system* or *component*.
- 3. strength, adequacy, effectiveness, or efficiency of any *system* or *component*.
- 4. the causes of any condition or deficiency.
- 5. 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. market value of the property or its marketability.
- 10. the advisability of 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 including molds or mold-like substances.
- 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 method utilized to control or remove suspected hazardous substances.
- 14. operating costs of *systems* or *components*.
- 15. acoustical properties of any *system* or *component*.
- 16. soil conditions relating to geotechnical or hydrologic specialties.

B. *Inspectors are NOT required to offer:*

- 1. or perform any act or service contrary to law.
- 2. or perform *engineering* services.
- 3. or perform any trade or any professional service other than *home inspection*.
- 4. warranties or guarantees of any kind.

C. *Inspectors are NOT required to operate:*

- 1. any *system* or *component* that is *shut down* or otherwise inoperable.
- 2. any *system* or *component* that does not respond to *normal operating controls*.
- 3. shut-off valves or manual stop valves.

D. *Inspectors are NOT required to enter:*

- 1. any area that 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. *under-floor crawl spaces* or attics that are not *readily accessible*.

E. *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. 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 or common areas in multi-unit housing, such as condominium properties or cooperative housing.

F. *Inspectors are NOT required to:*

- 1. perform any procedure or operation that 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. describe or report on any *system* or *component* that is not included in these Standards and was not *inspected*.
- 3. move personal property, furniture, equipment, plants, soil, snow, ice, or debris.
- 4. *dismantle* any *system* or *component*, except as explicitly required by these Standards of Practice.

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ASHI STANDARDS OF PRACTICE GLOSSARY OF ITALICIZED TERMS

Alarm Systems

Warning devices *installed* or free-standing including but not limited to smoke detectors, carbon monoxide detectors, flue gas, and other spillage detectors, and security equipment

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* or *component* by its type or other distinguishing characteristics

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 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 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 any *system* or *component* 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

Readily Accessible

Available for visual inspection without requiring moving of personal property, *dismantling*, destructive measures, or any action 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 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

Communicate in writing

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*

Siding

Exterior wall covering and cladding; such as: aluminum, asphalt, brick, cement/asbestos, EIFS, stone, stucco, veneer, vinyl, wood, etc.

Solid Fuel Burning Appliances

A hearth and fire chamber or similar prepared place in which a fire may be built and that 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* that is judged to be a significant risk of 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 standards

Wiring Methods

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

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ASHI® 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.