

HOME INSPECTION SA'S

STANDARDS OF PRACTICE



HOME INSPECTION SA

inspect before you invest

EFFECTIVE APRIL 2020



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STANDARDS OF PRACTICE (SOP)

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1. DEFINITION AND SCOPE

1.1 A general Home Inspection is a non-invasive, visual examination of the accessible areas of the residential property (as described below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the Inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

- a) The general Home Inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
- b) The general Home Inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the day of the inspection (Date and Time of Inspection).

1.2 A Material Defect is a specific issue with a system or component of the residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to individuals in and around the property. A system or component that is near, at, or beyond the end of its normal, useful life, is not a material defect.

1.3 A General Home Inspection Report shall identify, in written format, defects as discussed in (1.1 & 1.2) here above, by the Inspector. Inspection reports will include photographic images of defects, and may include additional comments and recommendations as per the Inspectors preference.

2. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS

2.1 Limitations

- a) An Inspection is not technically exhaustive.
- b) An Inspector will not identify concealed defects.
- c) An Inspector will not deal with aesthetic, cosmetic defects, etc.
- d) An Inspector will not determine suitability of property, market value of property, insurability of property or its marketability.
- e) An Inspector will not determine the advisability / inadvisability of the purchase of the property, nor the life expectancy of the property, its components or systems.
- f) An Inspector will not inspect, nor include items in His / Her report, that are not permanently installed to the property.



2.2 Exclusions

THE INSPECTOR IS NOT REQUIRED TO DETERMINE:

- a) Property boundary lines or encroachments.
- b) Condition of any component or system that is not readily accessible on the day of the Inspection.
- c) Service life expectancy, size, capacity, BTU, performance or efficiency of any component or system deemed part of the property.
- d) Cause or reason of any condition, corrosion, repair or replacement of any component or system deemed part of the property.
- e) Future conditions, deterioration or sustainability.
- f) Compliance with code or regulations.
(Unless requested prior to inspection, and will result in additional costs)
- g) The presence of rodents, insects, pests, mold, and fungus, airborne hazards etc. Or air quality.
(Unless requested prior to inspection, and will result in additional costs)
- h) Existence of environmental hazards including, Lead Paint, Asbestos, and Electromagnetic fields etc.
(Unless requested prior to inspection, and will result in additional costs)
- i) Any manufacturers' recalls or conformance with manufacturer's installation procedures or preferences, or any information for consumer protection purposes.
(COC's to be done by qualified and certified installers)
- j) Replacement or repair cost estimates.
- k) Cost or efficiency of any given system installed in the property.

THE INSPECTOR IS NOT REQUIRED TO OPERATE:

- a) Any system that is shut down.
- b) Any system that is not fully functional.
- c) System, such as, but not limited to: Phone lines, Satellite dishes, Antennas, Alarms or Remote Controls.
- d) Any system that does not operate with the use of normal operating controls
- e) Any shut-off valves, manual stop valves, electrical disconnect or over-current protection devices.
- f) Specialized equipment such as: Moisture detectors, Gas meters etc.

THE INSPECTOR IS NOT REQUIRED TO:

- a) Move, dismantle, open or uncover any systems, components or personal items and obstructions such as, but not limited to: rugs, carpets, wall coverings, furniture, ceiling tiles, window coverings, plants, debris, dirt, pets or anything else that might restrict the visual Inspection.
- b) Enter or access any area that may, in the Inspector's opinion, be unsafe or not readily accessible.
- c) Inspect underground items, such as, but not limited to: irrigations systems, borehole pumps, etc.
- d) Do anything that may, in the Inspector's opinion, be unsafe or dangerous to him / herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering roof cavities or negotiating pets.
- e) Inspect decorative items, intercoms, speaker systems or security systems.
- f) Offer guarantees, warranties or perform any engineering, trade or professional services.
- g) Research the history of the property, or report on its potential for alterations, modifications, etc.
- h) Determine the age of the construction or installation of any system, structure or component of any building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
- i) Perform or offer any audits i.e. environmental etc.
- j) Inspect any system or component that is not include in these Standards.

