

1. Inspection Information (Standards of Practice, Code of Ethics, & Find Your Inspection Agreement)

The InterNational Association of Certified Home Inspectors (InterNACHI) promotes high standards of professionalism, business ethics, and inspection procedures for its inspectors. As an InterNACHI member, we abide by their Code of Ethics and Standards of Practice in our business.

You can find the Standards of Practice and Code of Ethics by visiting our website www.AspecResidential.com – Click on the “**Qualifications**” button, then click on the links for the **Standards of Practice** and **Code of Ethics**. If you do not have internet access and need a printed version please contact us and we will be more than happy to provide this to you. If you signed an online **Inspection Agreement**, you can find it by going to <http://www.nachi.org/viewagreement/> and entering your e-mail address. If you signed a printed agreement in person, please look for a copy of it, bound inside the printed copy of your home inspection report.

2. Introduction

Your Home Inspection Report is intended to help you resolve real estate problems—those that happen in the daily course of owning property, those that a friend or relative asks you about, or any other problems or concerns at any time. At any time in the future, you can reference **Your Home Inspection Report** to find information about aspects of real estate and your specific property. **Your Home Inspection Report** is produced to educate you about the property, real estate in general and common conditions and problems concerning real estate, particularly in Ohio. It also contains various information related to home inspections, such as general information about homes, general safety and maintenance information, safety and maintenance tips and tricks, and reference information.

As stated in your Inspection Agreement, the purpose of the property inspection is to document the general, overall condition of the structure and to identify visible defects that are present and visible at the time of the inspection. The property inspection itself is essentially visual and abides by generally accepted standards of practice within the property inspection industry. To that end, **Your Home Inspection Report** will not be comprehensive—it is not the purpose of the property inspection to compile a complete, definitive, or exhaustive list of items that need repair. Although minor flaws and cosmetic defects might be noted in your report, a list of the minor flaws and cosmetic defects noted should not be considered a complete, definitive, or exhaustive list, and should not be relied upon as such.

Occasionally I will recommend further evaluation by licensed specialists, the most common of which are electricians, plumbers, roofing contractors, heating and cooling technicians, pest control professionals, and engineers. Because I am trying to help you protect your investment in your property, I ask only that you give serious consideration to employing those specialists when I recommend them. Notwithstanding any contingencies relating to time, escrow, loans, and purchase contracts, I do not condone trying to save a few hundred dollars by foregoing additional inspections and advice from recommended specialists. Please consult with your Realtor for options available to you under the terms of your purchase contract and any loan applications. I highly recommend that you read the complete property inspection report before close of escrow and contact me if you have any questions or concerns, or if anything is not completely clear to you. I am here to help you, but I can't do that if you don't ask questions.