



HIBRID

Complies with the ASHI Standards of Practice

Excerpt from of the ASHI Standards of Practice:

Section 2 (Purpose and Scope)

2.1 The purpose of these 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.

Below is an example of how HIBRID Reports comply with the ASHI Standards of Practice.

Section 2: Exterior

Wall, Siding & Trim

Foundation Material

Visible areas of the foundation are constructed of masonry block.

Inspected Component

ASHI's S of P 2.2B

"Installed systems and components"

Visibility

All the exterior areas of the foundation were not fully visible due to:

- shrubs.
- storage.
- front entry steps and landing.
- minimal siding to ground clearance.

Visibility/Accessibility

ASHI's S of P 2.2B

"Inspect readily accessible components" or

ASHI's S of P 2.2C4

"Why not inspected"

Condition & Recommendations

The visible foundation material is **in need of maintenance.**

The following conditions were evident at the visible surface or surfaces of the foundation and need to be taken care of at this time or when weather permits:

- ⌚ Properly caulk/seal all holes and/or penetrations in the foundation areas for pipes, conduits, and wiring (electrical/telephone/cable TV, etc.).
- ⌚ Hairline cracks were evident in the cement parging at some of the foundation wall areas. Parging is a water-proof covering/coating as well as a cosmetic facing. Cracks should be sealed at this time to maintain a water-tight parging surface.

Siding Surfaces

Exterior wall surfaces are wood siding.

Condition of Component

ASHI's S of P 2.2C2-3

"Recommendation to correct the deficiency"

"Nature of the deficiency"