



## **CODE OF ETHICS**

The following rules of conduct and ethics help maintain integrity and objectivity within the home inspection profession. In any instance where the NSHI Code of Ethics and the law conflict, the obligations of the law must take precedence.

### **I. PROFESSIONAL CONDUCT**

1. The home inspector will always act in good faith when dealing with a client.
2. The home inspector will not disclose the results of a home inspection to any other party without client approval.
3. The home inspector will not express an opinion unless it is based on fact, education, or experience.
4. The home inspector will not accept compensation from more than one interested party for the same service without the consent of all interested parties.
5. The home inspector will not accept commissions or allowances from other parties involved with the real estate transaction.
6. The home inspector will maintain truth in advertising, marketing, and promotion of services or qualifications.
7. The home inspector will not advise a client whether or not to buy a property after the home inspection.
8. The home inspector will immediately disclose any observed immediate safety hazards to occupants exposed to such hazards.
9. The home inspector will comply with any inquiry or compliance requirement by a state home inspector regulatory body.
10. The home inspector will not aid or assist another in the violation of this Code of Ethics.

### **II. THE INSPECTION AND REPORT**

1. The home inspector will perform an inspection that is substantially in compliance with the National Society of Home Inspectors Standards of Practice.
2. The home inspector will enter into a written agreement with the client prior to the inspection that lists the components and systems to be inspected along with limitations and exclusions.
3. The inspector will submit a written report to the client within 48 hours that
  - a. describes inspected systems and components
  - b. reports any items deemed significantly deficient
  - c. states why items were deemed significantly deficient
  - d. discloses items within the Standards that were not inspected and why.
4. The home inspector will not provide additional inspection services or exclude items from the inspection that fall within the Standards of Practice without a written agreement with the client.

### **III. DISCLOSURE OF A CONFLICT OF INTEREST**

1. The home inspector agrees to promptly disclose in writing to the client any personal interests that may affect the client.
2. The home inspector will not allow any interest to affect the quality of the results of a home inspection.
3. The home inspector will provide other services to the client only after securing the written consent of the client in a separate document that includes a written statement of the services intended and how such services may conflict with the home inspection services provided.