

Home Inspection SA's  
Standards of Practice



Home Inspection  
SA

[www.homeinspectionsa.co.za](http://www.homeinspectionsa.co.za)

Effective May 2019

## 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) by the inspector. Inspection reports may include additional comments and recommendations.

## 2. Limitations, Exceptions and Exclusions

### 2.1 Limitations

- a) An Inspector is not technically exhaustive.
- b) Will not identify concealed defects.
- c) Will not deal with aesthetic, cosmetic defects, etc.
- d) Will not determine, suitability of property, market value of property, insurability of property or its marketability.
- e) Does not determine the advisability / inadvisability of the purchase of the property, nor the life expectancy of the property, components or systems therein.
- f) Does not inspect nor include items 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 day of 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, correction, repair or replacement of any component or system
- e) Future conditions.
- f) Compliance with codes or regulations.
- g) The presence of rodents, insects, pests, mold, fungus, airborne hazards etc. Or air quality.
- h) Existence of environmental hazards incl. lead paint, asbestos, electromagnetic fields etc.

- i) Any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
- j) Correction, replacement or repair costs estimates.
- k) Costs of any given system operations.

THE INSPECTOR IS NOT REQUIRED TO OPERATE:

- a) Any system that is shut down.
- b) Any system that is not fully functional.
- c) Systems, such as, but not limited to: Phone lines, Satellite dishes, Antennas, Alarms or Remote Controls.
- d) Any systems 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 device.
- f) Specialized equipment such as: Moisture meters, Gas detectors etc.