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Standards of Practice

Each home inspection in Louisiana performed by a licensed home inspector should be conducted in accordance with The Standards of Practice. These standards lay out the minimum actions required by the licensed home inspector and provide essential definitions specific to The Standards. Many home inspectors in the state go beyond these standards and provide services not required by law. If you are not familiar with this document and would like to review it, a copy of the current Standards of Practice can be found at <http://www.arbucklellc.com/forms/stdsethics1104.pdf>.

This issue of Home Matters will attempt to dissect the Standards of Practice into the main parts identifying those systems or parts that should be inspected. In a later issue or in our blog we will cover The Standards in more detail. In a formal setting The Standards of Practice should be referenced.

There are nine general areas the Louisiana State Board of Home Inspectors require that a licensed home inspector must evaluate. Within each area there are certain items that must be inspected. These are:

1. Structural Systems: Foundation, Framing, Columns or Piers
2. Exterior System: Wall Cladding, Trim, All Doors, Windows, Decks, Balconies, Stoops, Steps, Porches, Applicable Railings, Eaves, Soffits, Fascias Where Visible From Ground Level, Vegetation, Grading, Drainage, Driveways, Patios, Walkways, Retaining Walls with Respect to Their Effect on the Condition of the Building.
3. Roofing System: Roof Coverings, Roof Drainage Systems, Flashings, Skylights, Chimneys, Roof Penetrations, Signs of Leaks or Abnormal Condensation on Building Components
4. Plumbing System: Water Supply & Distribution Systems, Interior Drain, Waste, Vent Systems, How Water Systems, and Fuel Storage and Distribution Systems.
5. Electrical System: Service Drop & Entrance Conductors, Service Equipment, Main Disconnect, Branch Circuit Conductors, A Representative Number of Ceiling Fans, Light Switches, and Receptacles, All Ground Fault Circuit Interrupters, and the Polarity & Grounding of all Receptacles.
6. Heating: Permanently Installed Heating Systems
7. Interior System: Walls, Ceilings, Floors, Steps, Stairways, Balconies, Railings, Countertops, a Representative Number of Drawers and Windows, all Doors, Garage Doors and Safety Features.
8. Insulation & Ventilation System: Insulation and Vapor Retarders in Unfinished Spaces, Ventilation of Attics and Foundation Areas, Kitchen, Bathroom, and Laundry Venting Systems, and the Operation of Automatic Attic Ventilation System.
9. Built In Kitchen Appliances: Dishwasher through Normal Cycle, Range, Cook top, Oven, Trash Compactor, Garbage Disposal, Ventilation Equipment or Range Hood, Microwave Oven, and Any Other Built In Appliance.

Home inspectors are not required to dismantle or move personal items to inspect a required area. Generally these will be written up as a limiting condition or limitation. Should you have any questions on this issue of Home Matters, feel free to contact us for clarification. Thanks for subscribing to Home Matters and we look forward to fulfilling your home inspection and appraisal needs!