

We abide by the CREIA and HIF code of ethics and provide professional unbiased reports.

CREIA CODE OF ETHICS

All Inspector Members (MCI, CCI and Candidates) of the California Real Estate Inspectors Association (CREIA) are committed to providing professional, high quality service to the public. This code will serve as a basis for ethical decision making in the conduct of professional inspection work. It sets forth principles and rules of conduct enforced by CREIA through specific procedures contained in Section B, Judicial Procedures. This Code of Ethics is applicable to all CREIA members as defined in the CREIA bylaws. {*EFFECTIVE January 6, 2006*}

I. Inspectors shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity. In particular, home inspectors shall not:

- a. Perform or offer to perform, for an additional fee, any repairs to a structure on which the inspector, or the inspector's company, has prepared a home inspection report in the past 12 months.
- b. Inspect for a fee any property in which the inspector, or the inspector's company, has any financial interest or any interest in the transfer of the property.
- c. Offer or deliver any compensation, inducement or reward to the owner of the inspected property, the broker, or agent, for the referral of any business to the inspector or the inspection company, or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.
- d. Inspect for a fee properties where the employment itself or the fee payable for the inspection is contingent upon the conclusions in the report, pre-established findings, or the close of escrow.
- e. Accept compensation, directly or indirectly, for recommending contractors, services, or products to inspection clients.

II. Inspectors shall act in good faith toward each client.

- a. Inspectors shall perform services and express opinions based on honest conviction and only within their areas of education, training, or experience.

- b. Inspectors shall be objective in reporting and not knowingly understate or overstate the significance of reported conditions.
- c. Inspectors shall not disclose personal information about the client, seller, tenant, or others involved in the inspection without the approval of the individual(s) affected.
- d. Inspectors shall not disclose inspection results to anyone other than the client or the client's agent without the approval of the client.

III. Inspectors shall avoid activities that harm the public, discredit themselves, or reduce public confidence in the profession.

- a. Inspectors will maintain professional relationships with clients, colleagues and others associated with the inspection without regard to race, color, national origin, gender, religion, age, sexual orientation, or disability.
- b. Inspector's advertising, marketing, and promotion of services or qualifications shall not be fraudulent, false, deceptive, or misleading.
- c. Inspectors shall abide by CREIA bylaws and guidelines in the use of the CREIA logo and other CREIA materials.
- d. Inspectors will respond professionally to client or CREIA concerns and complaints about an inspection.
- e. Inspectors shall report substantial and willful violations of this Code to CREIA.

IV. Consequences for breach of this Code.

- a. Inappropriate language or behavior towards CREIA office staff:
 - First offense: Written reprimand placed in candidate's or member's file.
 - Second offense: One (1) month *"member not in good standing"* status and loss of all privileges. Written reprimand placed in candidate's/member's file.
- b. Candidate member using CCI, MCI or CNCS logo:

- First offense: Written reprimand placed in candidate's file.
- Second offense: Six (6) month *"member not in good standing"* status and loss of all privileges. Written reprimand placed in candidate's file.

c. CCI member using MCI or CNSC logo:

- First offense: Three (3) month *"member not in good standing"* status and loss of all privileges. Written reprimand placed in member's file.
- Second Offense: Six (6) month *"member not in good standing"* status and loss of all privileges. Written reprimand placed in member's file.

d. Candidate or member falsely claiming Chapter or CREIA State Leadership:

- First offense: Three (3) month *"member not in good standing"* status and loss of all privileges. Written reprimand placed in candidate's/member's file.
- Second Offense: Six (6) month *"member not in good standing"* status and loss of all privileges. Written reprimand placed in candidate's/member's file.

e. Candidate or member's company or a company controlled/owned by same individual(s) performing repairs of properties for an additional fee within one year of inspection date by same or related company:

- First offense: Six (6) month *"member not in good standing"* status and loss of all privileges. Written reprimand placed in candidate's/member's file.
- Second offense: Membership revoked, expulsion.

f. Candidate or member guilty of false or misleading advertising:

- First offense: Written reprimand placed in candidate's/member's file.
- Second Offense: Six (6) month *"member not in good standing"* status and loss of all privileges. Written reprimand placed in candidate's/member's file.

g. Candidate or member offering or soliciting incentives to the seller or agents involved in a real estate transaction:

- First offense: Written reprimand placed in candidate's/member's file.
- Second offense: Six (6) month "*member not in good standing*" status and loss of all privileges. Written reprimand placed in candidate's/member's file.

h. Breaches of this Code that are not specifically covered by this Section IV shall be subject to consequences as determined by the CREIA Board. Such consequences shall be reasonable in light of and in comparison to those expressly stated herein.

CODE OF PROFESSIONAL ETHICS

The purpose of this code is to establish clear and ethical parameters for the members of the Housing Inspection Foundation: The Association of Home Inspectors. Should a member violate this Code of Professional Standards, their membership in the Housing Inspection Foundation may be suspended for a period of time, and/or they may be expelled from the association.

1 Members of the Housing Inspection Foundation *The Association of Home Inspectors* must conduct themselves in a professional manner at all times.

2 The Home Inspector will always act in good faith towards the client.

3 The Home Inspector will provide a thorough and honest opinion of the structure and its contents in accordance with this code and their professional experience.

4 The Home Inspector will not accept nor make available commissions or allowances, directly or indirectly, and will always perform as a disinterested third party.

5 The Home Inspector will not disclose any information regarding the Home Inspection without prior approval of the client.

6 The Home Inspector is responsible for alerting the client to the existence of any outside interest which may affect the client or quality of the inspection.

7 The Home Inspector will not use the inspection process to obtain repair or similar work on the inspected property.

8 The Home Inspector will not accept compensation, monetary or otherwise, from more than one client regarding the same service on the same property without prior consent of all interested parties.

9 Members should always be aware of the fact that as a Registered Home Inspector (RHI), they represent an Association created to enhance the professional image of its members.

10 The Home Inspector will report any violations of this code by any member to the Housing Inspection Foundation for necessary action.