



Board for Asbestos, Lead, and Home Inspectors

Guidance Document: Definition of “Describe” as used in 18VAC15-40-130 of the Home Inspector Licensing Regulations

Adopted November 9, 2017

I. Issue

Board staff has received an inquiry regarding whether all the items listed in 18VAC15-40-130 need to be **described** in the home inspection report as referenced in the regulation. For reference, the specific language in subsection B of this regulation states:

B. In conducting a home inspection and reporting its findings, the home inspector, at a minimum, shall **inspect the condition of and shall describe in writing** *[emphasis added]* the composition or characteristics of the following readily accessible components and readily observable defects, except as may be limited in the home inspection contract agreement:

The regulation goes on to list general items such as structural system, roof structure, exterior, interior, etc. with specific items listed for each general item. This language was not amended during the 2017 regulation amendment to transition the home inspector program from certification to licensure.

Although the regulation and *Code* allow the home inspector to provide limitations in the home inspection agreement, Board staff has been asked to obtain clarification on whether all listed items must be described and the extent of such descriptions.

II. Policy

The Board adopts the following definition of “describe” as it is used in the above-referenced regulation section:

“To identify in writing a system and component by its type or other distinguishing characteristics.”¹

As an example, the Board provided that in describing the composition and characteristics of the flooring, descriptors such as “hardwood flooring” or “carpet” would be adequate, but would not necessarily have to include “oak hardwood flooring” or “*nylon* carpet” (although those could be included if known by and at the discretion of the home inspector).

¹ Derived from American Society of Home Inspectors Standards of Practice effective March 1, 2014.