

# American Society of Home Inspectors (ASHI)



## A Brief History of Home Inspections

Home inspections have been performed for many years, but prior to the 1970's there were no common standards or organized profession. Homebuyers would hire individual specialists to evaluate different components. By the mid-1970's home inspections were becoming crucial to those involved in real estate transactions. The growing demand by homebuyers to understand the condition of a house before purchase led to the development of a distinct profession, separate from construction, engineering, architecture, or municipal building inspection. As such, home inspectors decided to formulate their own set of professional qualifications. The American Society of Home Inspectors (ASHI) was formed in 1976 with the establishment of the ASHI Standards of Practice and Code of Ethics. This has helped buyers, sellers and real estate professionals make practical real estate transaction decisions based on accurate, objective information.

**John Swain became an ASHI Certified Member in 1980, with Membership Number: 000213**

## American Society of Home Inspectors

As the oldest, largest and highest profile organization of home inspectors in North America, ASHI takes pride in its position of leadership. Its Membership works to build public awareness of home inspection and to enhance the technical and ethical performance of home inspectors. This has been achieved through tough membership criteria that include a stringent examination, practical performance of at least 250 paid inspections, nationally recognized Standards of Practice, annual Continuing Education and a rigid Code of Ethics.

## Government and Trade Organization Relations

ASHI has developed a working relationship with the U.S. Department of Housing and Urban Development (HUD) and has been recognized as the leading Home Inspector organization representing home inspectors in their quest to provide the home buying public with a reasonable level of protection

In addition ASHI has an ongoing relationship with the National Association of Realtors (NAR).

## Licensing and Regulation

Until about 14 years ago there was almost no regulation of the home inspection industry. However in recent years there has been a trend to regulate the industry, and at the present time over one-half of all U.S. States now have some form of licensing or other regulation. The ASHI Legislative Committee recently developed model legislation made available to States seeking enactment to control the activities of home inspectors. Statewide licensing for Home Inspectors in Florida is now required.

**John Swain's Florida State Home Inspector License is: HI4057**