



Mission

To provide the highest standard of property condition assessments, energy evaluations, and environmental assessments by adhering to a code of ethics that is based on integrity, competency, and skill sets. The following rules of ethical conduct should be the cornerstone of all CIA members.



Commercial Inspectors Association of America

P.O. Box 49
Brighton, MI 48116
Phone: 866-434-9779
Fax: 810-229-6271
Email: info@ciaaweb.org

www.ciaaweb.org

Rev. 070919 rb



CIA

Commercial Inspectors Association

Of America

Code of Ethics



CIA, Inc.

866-434-9779



Code of Ethics

1. All assessments, whether they are property condition, environmental, or energy shall use a set standard and refer to that set ASTM reporting standard as to the scope of the inspection being performed.
 - 1.1. Property Condition Assessment Inspectors shall conform and use as a basis of their inspection, ASTM E2018 Standards.
 - 1.2. Energy efficiency shall be assessed using Energy Star.
 - 1.3. Environmental Phase I and II assessors must use ASTM E1528 standards; Radon evaluations must use NEHA, NRPP standards.
2. Property Condition Assessors/Inspectors will consider themselves and act as an unbiased third party, discharging their evaluations with integrity, clarity, and the client's perspective of the property assessment.
3. An assessor/inspector will not provide services in any area where licenses are required, unless that assessor or inspector has a license that is in good standing in that inspection or assessment discipline.

4. An inspector shall not inspect a property for compensation in which they have a financial interest, or prepare a report on a property that the inspector owns.
5. Inspector shall not inspect properties under contingency arrangement whereby any party has set demands that the findings shall be reported in such a way to enhance the sale.
6. The inspector will only express an opinion on any aspect of the property assessment when it is based on experience, training, education, and professional opinion of that inspector.
7. No agent, property owner, or person financially associated with a property shall provide any compensation, or be compensated for a referral; or for the inclusion on a list of recommended inspectors, preferred providers or any similar arrangements.



8. Inspectors shall be objective in their reporting and not knowingly understate or overstate the significance of any of the reported conditions.
9. When an inspector needs to provide additional services that he/she is not trained or certified in; a consultant (sub-contractor) may be used provided the inspector provides in his written document all relative information pertaining to

the consultant name, education, license, and a copy of the consultant's report. That report should be formatted to match the inspector's base report.

10. While providing professional services, the inspection company personnel shall not discriminate against any person on the basis of age, race, color, religion, sex, handicap, family status, national origin, or any other status protected by law.
11. An inspector may provide costs to cure any reported item provided the client understands that the price provided is estimated and the client should obtain competitive quotes from their list of vendors/contractors.
12. The inspector shall not disclose any information to any third party; all information gathered during the inspection shall be the property of the paying entity; that entity must provide written authorization for the discussion of any information gathered to any third party. This precept can only be waived, amended, or adjusted by the courts and it is understood by all parties that state and federal laws supersede this statute.
13. Inspectors shall make every effort to uphold and maintain the integrity of CIA. The inspector agrees to report any violations of this code by any member, real estate agent, or any other party affiliated with the real estate transaction to CIA for possible further action, up to and including termination of membership.

