

## Title 9

### DEPARTMENT OF LABOR, LICENSING AND REGULATION

#### Subtitle 36 COMMISSION OF REAL ESTATE APPRAISERS AND HOME INSPECTORS -HOME INSPECTORS

##### Chapter 06 Code of Ethics

Authority: Business Occupations and Professions Article, §§ 16-208(a) and 16-216,  
Annotated Code of Maryland

##### .01 Responsibilities to the Public.

An inspector shall:

(1) act as an impartial third party;

(2) discharge the inspector's duties with integrity and fidelity to the public. with fairness, objectivity, and without bias to all parties;

(3) always act in good faith towards a client;

(4) express an opinion only when it is based on practical experience and personal knowledge;

(5) promptly inform a client of any business association, interest, or circumstance that may influence the inspector's judgment or the inspector's inspection service to the client; and

(6) make every effort to uphold, maintain and improve the professional Practice, integrity and reputation of the home inspection industry.

##### .02 Prohibitions.

A. An inspector may not:

(1) except under circumstances in which the safety or welfare of  
without the approval of the client for whom the inspection was performed;

(2) accept compensation, financial or otherwise, from more than one interested  
Party for the same service on the same property unless the inspector makes full disclosure to all  
interested parties+ and obtains the consent of all interested parties; or

(3) accept or offer a commission or allowance, directly or indirectly to or from  
another party dealing with the client in connection with home inspection services for which the  
inspector is responsible.

B. An inspector may not:

(1) sell or offer to sell products for the repair of defects or the correction of  
deficiencies disclosed during and inspection of the client for period of one year from the date of  
the inspection; or

(2) provide or offer to provide services to repair defects or correct deficiencies  
disclosed during and inspection of the client for period of one year from the date of the  
inspection; or

(3) express an appraisal or opinion of the market value of the inspected property  
within the context of the inspection.

**.03 Additional Services.**

An inspection may provide additional inspection services to the client if the inspector  
discloses to the client that the additional inspection services are not part of the home inspection.

**.04 Conflicts of Interest.**

A. A home inspector shall avoid conflicts of interest with a client or an owner of  
property that is subject to an inspection by the inspector.

B. If a conflict appears unavoidable, the inspector shall disclose promptly and fully all circumstances of the conflict to the client.

John Fowler, Chair

Commission of Real Estate Appraisers  
and Home Inspectors