



Ohio Administrative Code

Rule 4781-7-06 Code of ethics for certified inspectors and/or certified plans reviewers.

Effective: January 20, 2020

(A) General.

(1) To safeguard the health, safety, and welfare of the public and the state of Ohio and to maintain integrity and high standards of skills and practice in the industry, manufactured home inspectors shall follow the rules of professional conduct under Chapter 4781. of the Revised Code and the rules promulgated thereunder, which shall be binding upon every person holding a certification as a manufactured home inspector in Ohio. In addition, certified manufactured home inspectors are required to meet the ethics of the state of Ohio ethics standards under Chapter 102. of the Revised Code.

(2) The manufactured home inspectors certified by the division are presumed to have knowledge of Chapter 4781. of the Revised Code and the rules promulgated thereunder regarding the installation of manufactured homes and the standards of conduct under this rule for certified manufactured home inspectors, and the certified manufactured home inspectors shall be forthright and candid in statements or written responses to the division or its representatives on matters pertaining to professional conduct.

(B) Code of ethics for certified manufactured home inspectors.

(1) The manufactured home inspector shall protect the health, safety, and welfare of the public and his or her colleagues in the performance of his or her professional duties. If a situation arises that threatens the health, safety, or welfare of the public or the certified manufactured home inspector's colleagues, the certified manufactured home inspector shall:

(a) Advise the licensed installer immediately and provide the installer an opportunity for timely correction of the violation(s);

(b) Notify the proper authority; and



(c) Notify the division within one business day.

(2) The certified manufactured home inspector shall undertake only those assignments that the certified manufactured home inspector is qualified by training, education, and experience to perform. If the competence of a certified manufactured home inspector comes into question, the certified manufactured home inspector shall cooperate in any investigation by the division.

(3) The certified manufactured home inspector shall be completely objective in any professional report, statement, or testimony.

(4) The certified manufactured home inspector shall at all times act with complete integrity for each client and shall be honest in all dealings with customers, the division, his or her colleagues, and the public.

(5) The certified manufactured home inspector shall respond promptly to all complaints.

(6) The certified manufactured home inspector shall keep current knowledge of the products, methods, techniques, and technology associated with the installation of manufactured homes and with related inspection practices.

(7) The certified manufactured home inspector shall not authorize or approve any installation by any non-homeowner other than a manufactured home installer licensed by the division.

(8) The certified manufactured home inspector who has knowledge or reason to believe that another person is violating any of the provisions of Chapter 4781. of the Revised Code or any provision of the rules promulgated thereunder shall immediately notify the division in writing.

(9) The certified manufactured home inspector shall not directly or indirectly receive, solicit, or request anything of value except normal, legal, and customary compensation for professional employment and services.

(10) The certified manufactured home inspector shall not falsify or misrepresent his or her



professional qualifications, and shall not misrepresent or exaggerate his or her responsibilities, skills, or competency.

(11) The certified manufactured home inspector shall conduct every inspection in a professional manner with respect to the property being inspected. The certified manufactured home inspector shall not be required to perform any destructive testing.

(12) The certified manufactured home inspector shall not pass judgment on the value of a manufactured home or property or recommend the purchase of a manufactured home or property.

(13) Misrepresent his or her qualifications to the division in an application for certification under Chapter 4781. of the Revised Code or the rules promulgated thereunder.

(14) Certified manufactured home inspectors shall avoid conflicts of interest or activities that compromise or appear to compromise professional independence, objectivity, or inspection and/or plans review integrity.

(15) Certified manufactured home inspectors shall not inspect properties in which they have or expect to have a financial interest.

(16) Certified manufactured home inspectors shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on the certified manufactured home inspector approving the plans or issuing an inspection seal or issuing a temporary inspection seal and temporary occupancy permit or on the sale of a property.

(17) Certified manufactured home inspectors shall not accept compensation directly or indirectly for recommending contractors, services, or products to inspection clients or other parties having an interest in the manufactured home business or the related services or parties.

(18) Certified manufactured home inspectors shall not repair, replace, or upgrade a system or component of a manufactured home, or perform any other service not relating to an inspection of a manufactured home, for compensation or otherwise, for one year before or after the inspection for that property.



(C) Conviction of a felony or the revocation or suspension of a certification or license in another jurisdiction for conduct that would violate Chapter 4781. of the Revised Code or the rules promulgated thereunder if it occurred in the state of Ohio may be grounds for the division to charge the inspector with a violation of this rule.

(D) Each certified manufactured home inspector shall keep a true and accurate record of all inspections and business transactions relevant to the enforcement of Chapter 4781. of the Revised Code and the rules promulgated thereunder in the certified manufactured home inspector's business office. Such records shall be available during normal business hours for inspection and copying by the division, its staff, or its designee.

(E) The division may conduct a hearing pursuant to Chapter 119. of the Revised Code when any Ohio certified manufactured home inspector violates the division's rules. If the division finds that the inspector has violated the rules, the division may suspend, revoke, issue a fine, or do a combination thereof. Any fine imposed cannot exceed one thousand dollars per violation per day. An Ohio certified manufactured home inspector shall return his or her certification and identification card to the division within three business days after receipt of the division's order revoking the certification of the inspector.