

# Standard of Practice: COVID-19



## Top Gun Inspection Services

**Title:** Standards of Practice (SOP) or Performing a Home Inspection for COVID-19

### Introduction:

The purpose for this standard of practice is to ensure the safety of the Top Gun inspector and all parties associated the real estate transaction. Additionally, Top Gun Inspection Services shall follow the Central of Disease Control (CDC), including state and local practices while performing a home inspection and/or any business services COVID-19 pandemic.

### Assumptions:

This SOP assumes that all buildings occupants are infected and buildings materials were exposed to COVID-19.

### Attachments:

- Certificate of Completion from International Association of Certified Home Inspectors: COVID19 Safety Guidelines for Home Inspectors.
- Top Gun Inspection Services – Occupant Virus Release Form

### Requirements:

- Received **DESIGNATION AS AN ESSENTIAL BUSINESS FOR PURPOSES OF EXECUTIVE ORDER 202.6**, from New York State: Empire State Development
- Receive the Certificate of Completion from International Association of Certified Home Inspectors: COVID19 Safety Guidelines for Home Inspectors
- Sequence for Putting on Personal Protective Equipment (PPE): <https://www.cdc.gov/hai/pdfs/ppe/ppe-sequence.pdf>
- Reviewed: <https://www.cdc.gov/coronavirus/2019-ncov/prevent-getting-sick/prevention.html>
- Reviewed: <https://coronavirus.health.ny.gov/>
- Reviewed: <https://www.schenectadycounty.com/publichealth>
- How to protect yourself against COVID-19: <https://youtu.be/1APwg1df6Mw>
- Seven Steps to Prevent the spread of the virus: [https://youtu.be/8c\\_UJwLq8PI](https://youtu.be/8c_UJwLq8PI)
- Personal Protection Equipment (PPE) shall be in accordance with the IICRC-S520, Occupational Safety and Health Administration (OSHA) Code of Federal Regulations CFR-1929.1200 and 29 CFR 1910.1200 OSHA Occupational Safety and Health Standards.



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## General Information:

1. The inspector **will be the only person** entering the building during the inspection. Performing socially distancing inside the building during the home inspection will be logistically impossible.
2. Top Gun Inspection Services prefers that **no one attends** the home inspection.
  - a. If clients, agents or home owners have to be there are on-site during an inspection, I am respecting social distancing recommendations including maintaining a minimum distance of **8 feet** from others.
  - b. Will sign and return the *Top Gun Inspection Services Occupant Virus Release Form*. If the form is not signed, then the home inspection is postponed until the document is signed
3. The building occupants/owners will perform the following prior to the inspection:
  - a. Will provide written permission to Top Gun Inspection Services that inspector may enter the home during the time of the inspection, only if the inspector is alone on site.
  - b. All building occupants/owners will sign and return the *Top Gun Inspection Services Occupant Virus Release Form*. If the form is not signed by the building occupants, then the home inspection is postponed until the document is signed
  - c. Will clean the house per the Interim Guidance for Cleaning and Disinfection of Public and Private Facilities for COVID-19.
  - d. If any of the occupants in the home is running a fever above 98.6F, 24-hours prior to the home inspection, the home inspection will be postponed.
  - e. The building occupants will need to leave 30 minutes prior to the inspector's arrival. No exceptions.
4. The inspector will only have contact with the real estate agent if the building needs to be unlock using an electronic locked box, otherwise the agent will provide the combination code to the home inspector with the written permission of the building owner/occupant
5. The client / buyer will perform the following actions
  - a. No minors are allowed at the home inspector
  - b. The inspector will contact the buyer prior to leaving the premise to discuss any findings and observations. This may done using video chat and/or telephone.
  - c. All payments will be collected over the phone or thru email.

## Standard of Practice for Donning Personal Protective Equipment:

This section will discuss how the inspector will apply and remove Personal Protective Equipment (PPE), cleaning inspections tools and cleaning the surface touched during the inspection. Top Gun Inspection Services will be following CDC guidance when perform these activates:

1. Top Gun Inspection Services will be practicing an 8-ft socially distancing for anyone who is at the home inspection.



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2. The inspector will don the following safety equipment (new) prior to entering the building. Once the inspector exits the building, the Tyvek suit and gloves will be discarded and the goggles/mask will be disinfected.
  - a. Tyvek suit, including boots
  - b. Gloves
  - c. Goggles or full face mask
  - d. P95 / P100 / N95 respiratory
3. All tools will be cleaned prior to entering and after leaving the building with a disinfectant.
4. All surfaces touched during the inspection will be cleaned using a disinfectant.

## **Actions**

This section highlights what necessary actions shall be performed by each of the parties prior to the home inspection.

- Seller emails permission that the Top Gun Inspection Services can enter the building and perform the home inspection during the agree day and time.
- Seller signs and returns the Occupant Virus Release Form
- Seller clean the home per Interim Guidance for Cleaning and Disinfection of Public and Private Facilities for COVID-19 (*recommended*)
- Anyone attending (preferred not), shall sign and returned the Occupant Virus Release Form

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Certificate of Completion:



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## Occupant Virus Release Form:

### TOP GUN INSPECTION SERVICES OCCUPANT VIRUS RELEASE FORM

The current worldwide coronavirus (COVID-19) pandemic resulted with Governor Cuomo of New York State issuing an Executive Order 202.6 to reduce the workforce to essential business or entities and mandating a "pause" to reduce the risks associated for individuals viewing or inspecting a property occupied by sellers or tenants, and the risks for seller and tenants of allowing prospective home inspectors to enter the property they occupy.

Top Gun Inspection Services requested an exemption to be considered essential business and received approval from New York - Empire State Development on March 30, 2020; and thereafter on April 1<sup>st</sup>, 2020 Empire State Development emailed me the following. (email excerpt):

*"...The following functions of real estate and/or realtors are considered essential: residential home and commercial office showings; home inspections; and residential appraisers..."*

I/we \_\_\_\_\_ understand that personal contact with others, including, but not limited to, home inspectors during this COVID-19 outbreak involves a certain degree of risk that could result in illness, permanent disability, or death.

After carefully considering the risks involved, and in consideration of the Inspection Company's willingness to conduct the inspection, I/we hereby release and hold harmless Josef Fasolino, dba Top Gun Inspection Services and the Inspection Company's client(s), owners, officers, employees, contractors, agents, heirs, assigns, etc.) from any liability of any kind whatsoever, including injury or death claims, arising or allegedly arising out of Inspection Company's inspection of the property at: \_\_\_\_\_ (the property), regardless of the theory of recovery asserted, including, but not limited to claims based on allegations of negligence. I/we intend this release to be the broadest release allowed by law.

For the safety of all concerned, the Inspection Company has requested that I/we keep a safe distance from the inspector during the inspection. If we fail to do so, I/we assume all risk and I/we understand the inspector may terminate the inspection.

I/we further agree that no others (including minors) shall be present during the inspection. If I/we permit such others to be present in violation of this document, I/we agree to defend and indemnify the Inspection Company in connection with any claims of any kind made by such others, regardless of the theory asserted.

The exclusive venue for any disputes arising out of this document shall be in the county where the Inspection Company has its principal place of business. In any such action, I/we waive trial by jury, and agree that the court must award attorney's fees and costs to the prevailing party.

CLIENT HAS CAREFULLY READ THE FORGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

\_\_\_\_\_  
FOR INSPECTOR - NYS #: 16000077491  
NYS #: 00333

\_\_\_\_\_  
CLIENT OR REPRESENTATIVE Date

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Revision -