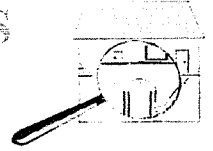


PROFESSIONAL INSPECTION ASSOCIATES

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Some exciting news is on the horizon for real estate professionals, buyers and sellers in our area. The North Carolina Chapter of American Society of Home Inspectors® (NC ASHI) is preparing to conduct peer reviews of their members to help ensure that its members are educated and qualified as home inspectors. NC ASHI® is an educational organization committed to "raising the bar" for its inspector members. The Peer Review program consists of a committee of several experienced NC ASHI® inspectors reviewing a home as if it were being inspected for a potential buyer. The members approved to participate for the *IBR* designation will be required to identify 100% of the deficiencies found by the committee, present an oral inspection presentation to a panel committee members as if they were his/her client and have two previously completed inspection reports evaluated to ensure they are in compliance with the North Carolina Home Inspector Licensure Board and ASHI® Standards of Practice. The inspector candidates who successfully complete the program will be awarded the *Inspector by Review® (IBR)* designation. This designation will let consumers and referring agents know that those NC ASHI® members are committed to being better educated in order to provide their clients with the knowledge and information needed to make and informed decision in their home purchase. Look for this designation to appear in the coming months.

Inspector by Review® used by permission from Great Lakes Chapter of The American Society of Home Inspectors

Whose reputation are you staking your reputation on?

"The REALTOR® and the Home Inspector—Making the Relationship Work"

By Anne Runheim, Attorney and Recent Presenter to the Home Inspectors Committee

The REALTOR® and the Home Inspector have the same goal—service to their client. However, the nature of the relationship between these two professionals is often one of conflict. The Home Inspectors Committee meets every month at the Association of REALTORS® office to discuss and seek resolutions to these conflicts.

I had the pleasure of speaking to the Home Inspectors Committee at their October meeting. As a construction law attorney, I have seen that one major source of conflict in the relationship between REALTORS® and Home Inspectors is the Home Inspection Report. A properly written report can be a major benefit to the REALTORS® and the Home Inspection Professional involved in a residential transaction, while an improperly written report can turn out to be a major source of liability for all.

The Standard Home Inspection Report- A Source of Conflict or Compromise?

On January 20, 2005, the North Carolina Home Inspector Licensure Board moved to develop and adopt a standardized report form to be used by all Home Inspectors in North Carolina. A committee was formed and tasked with the goal of creating a standard report form to be ready for distribution and used beginning with the Home Inspector Licensure Renewal year of 2007.

Since the announcement by the Licensure Board, the concept of the "form" has been down a long and winding road. Many Home Inspectors and Real Estate Professionals have voiced their opinions on this important issue.

Currently, there is still movement towards some type of Standardized Report Form, Summary Page or other type of "format" that all North Carolina Licensed Home Inspectors may be required to follow. All professionals involved in or associated with the Real Estate Industry will be affected if some or all of these proposals are implemented. For this reason, there has never been a better time to be involved in REALTOR®/Home Inspector joint committees such as the Winston-Salem Regional Association REALTORS® Home Inspectors Committee.

Making the Relationship Work

The relationship between the REALTOR® and the Home Inspector can work if the professionals keep their focus on service to the client, with a healthy dose of professional respect for one another.

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