

## What a Home Inspection Is:

1. A visual and operational review of conditions of the home **at the time of inspection**.
2. The North Carolina Home Inspector Licensure Board has established Standards of Practice which provide minimum standards.
3. Be aware that some inspectors choose to exceed the NC Home Inspector Licensure Board Standards of Practice to provide added value.

## What a Home Inspection Is Not:

1. Technically exhaustive.
2. A warranty.
3. A fiduciary relationship as seen in agency.

## 7 Steps to Keeping a Home Inspection From Blowing Your Deal:

1. Teach your clients (buyer or seller) what a home inspection is and is not.
2. Tell them from the beginning: There is no such thing as a "perfect house"!
3. Discuss obvious "**red flags**" before the inspection.
4. Explain the information the report will contain:
  - A. Defects
  - B. Maintenance/Information
5. Before the inspection takes place, discuss strategy for actions to take place after the inspection.
6. Encourage buyers' attendance at inspection. Try to attend yourself as well.
7. Choose a reputable home inspection company who will provide a thorough and unbiased written report, will stand behind their work, and will provide service to the clients throughout the process, should they have questions or concerns later.



*Every home we inspect  
Is Someone's Castle!*

# Understanding Home Inspections



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## Top 10 Tips for Spotting Red Flags

### 1. Water Penetration

- **roof**-flashing at chimney and rake walls
- **siding**-moisture damage at window sills could indicate water has penetrated siding as well
- **window trim**-damage at window sills
- **crawlspace**-clogged/damaged gutters, no extenders, soil sloped towards house, crawlspace vents flush or below grade
- **stoops and decks**-check where attached to house
- **doors**-especially check subfloor beneath metal sliding glass doors
- **staining/patching**-at ceilings on interior
- **discoloration**-around toilets and/or bathtubs can indicate either past or present water leaks

### 2. Electrical Systems

- look for exposed wiring
- check service panel for "tripped" breakers
- scorching or exposed splices

### 3. Heating/Cooling

- activate thermostat to "on"
- walk through house, check vents for hot/cool air flow
- check for soot/dust on air conditioning registers
- rusted furnace/water heater

### 4. Pipes/Plumbing

- check low water flow-flush toilet, turn on bathtub and sink faucets all at the same time
- loose toilets
- examine area around the tubs and showers for soft, spongy floor in baths/kitchen/laundry
- check for corrosion on visible pipes, especially at the water heater
- abandoned wells/septic systems

### 5. Doors/Windows

- open/close all windows and doors

### 6. Cracks

-do not follow the mortar joint, resulting in sheared (cracked) brick

- basement wall with horizontal crack
- shifting of brick in wall
- foundation wall with crack on interior and exterior

### 7. Lot Drainage

-look for "ponding", discoloration, sunken elevations

### 8. Abandoned Underground Storage Tanks

-fill and vent pipes sticking out of ground

### 9. Structural/Room Additions

-check assessed square footage, year built, zoning, etc. with Property Tax Department

- difference in flooring types and elevation

### 10. Appliances

- turn oven "on" and check to see if thermostat responds to temperature changes
- make sure stovetop elements are operational
- dishwasher or oven used as storage area



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# Sellers' Home Inspection Check List

- ☑ **Water on and flowing**
- ☑ **Electric power on and lights functioning**
- ☑ **Gas pilot lights lit**
- ☑ **Access to windows & electrical outlets**
- ☑ **Access to attic scuttle doors**
- ☑ **Crawl space doors unlocked**
- ☑ **Remove all dogs and cats**
- ☑ **Keys for exterior doors and deadbolts and utility rooms**
- ☑ **Access to electrical panels, furnaces and gas-fired water heaters**

## To Prospective Home Buyers and their Agents

Prior to making an offer on a property, you, as a buyer, should be aware that you have the option, under the Offer to Purchase and Contract, to have a series of inspections performed to determine the condition of the property. Please understand that the purpose of inspections is to ensure that major items/systems in the property are functioning as intended and not in need of immediate repair. Inspections are **NOT** intended to check **EVERY** item/system on or within the property nor are they intended to ensure that the property you are purchasing is free of minor defects. There is no perfect home and **home inspection reports are not intended to create the perfect home.**

The Offer to Purchase and Contract describes those items that can be inspected. The home inspection report may cover more or less items than those listed in the Offer to Purchase and Contract. **Buyers need to understand that it is only those items determined to be contractual that will be considered between buyers & sellers for potential repairs and/or allowance for repairs.**

Items about which you are concerned should be inspected. You should review the following lists to determine if the items of concern will be addressed by the **Offer to Purchase and Contract** or are included under the **Standards of Practice from the NC Home Inspector Licensure Board**. If there are items not listed below about which you are concerned, please speak with your agent about how to include them in an inspection. You may need to have those items inspected by a qualified technical professional other than the home inspector.

Items in the following major categories that will be inspected as outlined in the Standards of Practice:

Structural Components	Heating & Central A/C
Exterior	Interior
Roofing/flashings & gutters	Insulation & Ventilation
Plumbing	Built-in Kitchen Appliances
Electrical	

The following Items will specifically be included in the inspection (but the inspection is not limited to only these):

- Areaways, Driveways, & Walkways
- Retaining Walls/Foundation Walls
- Attics and Crawlspace
- Patios
- Wall Unit Garage Door Openers
- Sump Pumps
- Skylights
- Vapor Barriers
- Countertops & Cabinets
- Verification of a heat source in each room

### Additionally:

- Per the Offer to Purchase and Contract, sellers are not **required** to make repairs.
- If repairs are needed or requested, it is recommended that a "Repair Agreement Form" be used and submitted to the seller.
- Sellers are not required to use licensed repair personnel; however, due to liability issues it is highly recommended, and most inspection reports will state this.
- The Listing Agreement & Offer to Purchase and Contract requires the seller to provide access to the property for inspections and have "working, existing utilities" functional.
- The inspector will not turn on utilities that are off at time of inspection. Please review this issue with your agent prior to the inspection date to avoid aborting the inspection and incurring additional costs.

### Standard of Practice

The **Standards of Practice of the NC Home Inspector Licensure Board** NCHILB (<http://www.nchilb.com>) do **NOT** require the inspection of the following items:

- Detached Structures (Garage, Storage, etc.)
- Storm Doors/Windows
- Operation of air conditioning systems if it might cause damage (such as when temperatures are under 60 degrees)
- Friable Asbestos
- Window Air Conditioners
- Environmental Contamination
- Public/Private Water Systems
- Public/Private Sewer Systems
- Non-accessible areas

- Irrigation Systems
- Shutters
- Awnings
- Fences
- Antennae/Satellite Dishes
- Lightning Rods
- Underground Storage Tanks
- Hot Tubs/Spas/Pool
- Air Cleaners/Humidifiers
- Solar Equipment
- Heat/Carbon Monoxide Detectors
- Low Voltage Electrical Systems
- Wallpaper/Paint
- Draperies/Blinds
- Carpeting
- Oven Clocks/Timers/Thermostats
- Oven Self-Cleaning Functions
- Water Softeners/Filters
- Non-built in Appliances (Refrigerator, Washer/Dryer, Etc.)
- Speaker Systems/Intercom Systems
- Built-in TV Equipment
- Telephone and Cable TV Equipment
- Security Systems
- Fireplace Insert Flue Connections
- Interior of Chimney Flues
- Remote Garage Door Openers
- Abandoned Wells

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