

From The Home Inspector

2009 Winston-Salem Joint REALTOR®-Home Inspector Committee in Review

As 2009 ends, the REALTOR® Home Inspector Committee within the Winston-Salem Regional Association of REALTORS® (WSRAR) chalks up another successful year of bridging gaps, cutting edge education, and lively current events discussions. It has been an active and interesting year for our members as many changes in the real estate/home inspection business have occurred.

The committee, one of the largest and most sought after committee seats within the WSRAR, began the year with nearly 40 members. Average attendance at the meetings and education events during the year averaged around 30 members.

During the year the committee put together two educational events that packed both venues with applicants being turned away due to the lack of seating. The first event was in April. The committee previewed Bruce Rudd's (NC-ASHI Member/retired) Video scenario of *A positive home inspection experience and a *Negative home inspection experience. This video is part of Bruce's new Continuing Education Course "Understanding Home Inspections" that he began teaching around the state this year. The entire acting cast for the video represented REALTORS® and Home Inspectors from the WSRAR REALTOR®-Home Inspector Committee. The event received rave reviews within the Winston-Salem Real Estate Community. The second event was in September. At this event, Bruce Rudd taught the first half of his REALTOR® Continuing Education course, dealing with NC Home Inspection Law. The course prompted lively debate relating important information to the Realtors that they had no idea existed.

With great interest, the committee followed the new Home Inspector Legislation from start to finish. We were privileged to have the two NC-ASHI member negotiators within our Committee, Bruce Rudd and John Guy, along with Marion Peeples (NC Home Inspector Licensure Board Member) to feed information to us as it came down the pike. Bruce Rudd was kind enough to give the committee a complete history and wrap up on the legislation at one of our meetings.

Having two members from the "Forms" committee within the NC Association of REALTORS® on our committee (Ferrell Clay and George Bell) we were kept abreast of the ongoing efforts that will totally change the existing "Offer to Purchase Contract" typically used by REALTORS® within real estate transactions. This information was very informative to REALTORS® and Home Inspectors, alike. Knowing ahead of time the logistics of major changes that are about to occur in our industry will help all parties adjust their way of doing business as the changes occur and not having to play catch-up to comply with the industry.

The subject of Radon and Radon testing has come up almost every year that the committee has been in existence. Mark Sheets (NC-ASHI Member & WSRAR Home Inspector Committee Member), a certified Radon Mitigation Contractor was kind enough to present a prepared program for the Committee concerning Radon Testing, Radon Mitigation, and the changes in the EPA Testing Protocol Procedures. The committee had developed a Radon Placement and Offer to Purchase Contract Protocol several years ago that several of the REALTOR® members on this year's committee use within their Offer to Purchase Contracts. The Protocol was revisited this year and some changes were made in accordance with the EPA testing standards and Real Estate contract changes and concerns. The committee re-affirmed the original protocol and confirmed the changes. In an effort to establish clear and concise Real Estate Contract and EPA sanctioned procedures that could be used state-wide, the finished protocol document was turned over to committee members George Bell and Ferrell Clay (NCAR Forms Committee Members) for review by them and their committee. We hope to complete this task early next year.

Some of the other topics researched and debated during the year were as follows: New EPA Lead in Paint regulations, Proper presentation of information within the summary page of the inspection report, review and discussion of actual home inspection report summaries, certified septic inspections, just to name a few.

The committee has kept in contact with the High Point Regional Association of REALTORS® REALTOR®-Home Inspector Committee as one of our committee members, Glen Church (NC-ASHI Member) is the co-chairman for the High Point Committee. According to Glen, the High Point Committee is going very well. Committee members have been contacted from members of the Greensboro and Raleigh area REALTOR® Associations with regard to starting a REALTOR® Home Inspector Committee within their organizations. Our committee is committed to helping these associations get their own Home Inspector Committees started in the coming year.

The committee continues to produce monthly articles within the "From the Home Inspector" column in the WSRAR E-Newsletter. Home Inspectors and REALTORS® alike have contributed to this effort. Articles this past year included: "Why a Realtor should be present for the inspection", Radon Issues, Carbon Monoxide Issues, Home Energy Conservation, Home Inspection/Report Conflict Resolution, Glen Church/Amerispec-Red Flags, Cultured Stone-The New EFIS, Inspection Report Summaries, and the recent Home Inspection Legislation.

As always we closed out the year with a little food and a Christmas Social on December 15th. It warmed my heart to just sit back and observe our committee members, past and present, along with the WSRAR staff enjoying each others company, communicating like friends rather than business opponents. If for no other reason; Bringing REALTORS® and Inspectors together at one table to hash out problems, debunk myths about each other, and realize that we are all just people trying to make a living, this committee has been a smashing success over the years. I received an email from one of the committee members concerning a picture that was in the WSRAR weekly newsletter this week of several of the committee members standing around his truck that was loaded with the Food collected for the local Food Bank at the Christmas social...His e-mail read "We are Family, and that's really cool!!!!!!!!!!!!!!". I couldn't agree more.

As for me, this is my last year as a committee co-chairman. I will, of course, remain a committee member, as long as they will have me. I must say that it has been a distinct privilege and personal blessing to have been on this committee for so many years and even more so as the co-chairman for two years. I want to thank my past co-chairs, Brad Hunter and Josh Greer for their service. I want to thank the committee members over the past two years. And I want to thank the WSRAR Staff. The success of this committee can only be explained by the contributions and efforts of all of the individuals involved.

Respectfully Submitted,
Bill Dillon-NC-ASHI / WSRAR Realtor-Home Inspector Committee Co-Chairman