



From The Home Inspector

HOME INSPECTION COMMITTEE SCORES SUCCESS WITH NEW TRAINING IDEA...2010 IN REVIEW

A special training event on November 18th won acclaim from the agents who gathered at a vacant house in Pfafftown to hear how each of five home inspectors and a radon remediation contractor go about their work. The idea was not to inspect the house for its problems, but to have the agents listen to the inspectors as they verbalized how they think through their own inspection routine. Each instructional segment took about 20 minutes, and agents got to hear from six different guys, all of whom are competitors in their market. The most common comment was, "I learned a whole lot in a few minutes." The idea for this training model came from REALTOR® Tish Vilar, the new Co-Chair of the Home Inspection Committee of the W-S Regional Association of REALTORS®.

This committee was founded by Home Inspector Bruce Rudd and REALTOR® John Cosgrove almost ten years ago and has been the only such gathering place for agents and home inspectors in NC until the High Point REALTOR® association got their Inspector-REALTOR® committee re-energized. We encourage other REALTOR® associations to establish committees like ours.

In its early years meetings of the Committee were attended more by inspectors than agents. Now the reverse is true, and agents find that the monthly meetings are a place to air gripes, worries and get valuable information that they need to serve their clients.

Here are some of the articles written by committee members for the WSRAR's monthly Newsletter in 2010. We see these as a useful way to get in-depth information of interest to agents and inspectors alike.

- ...Heat Pumps vs. Conventional Air Conditioning
- ...Winston-Salem Housing Code Rules on Smoke Detectors and CO Detector Requirements for Rentals
- ...Don't Get Stumped by Inspection Questions
- ...When My Home Gets to be Too Much for Me
- ...Preparing Your Home for a Home Inspection
- ...Is Cultured Stone the New EIFS?
- ...12 Questions to Ask When Interviewing an Inspector
- ...The New Revised NCAR Offer to Purchase & Contract and Due Diligence

Articles in progress include (1) a discussion of rules for abandoning unused wells, (2) the legal complications in dealing with septic systems and their inspections, and (3) further details of the moisture problem in homes with synthetic stone siding.

John Guy has been appointed as the next Co-Chair. The committee has returned to its traditional meeting time of 1PM on the 2nd Tuesday of each month. We have good participation for 2011 but are still seeking more members, especially REALTOR® members.

Work continues on a collection of "What's Wrong Here?" problems to be presented in photos each month in the WSRAR's Newsletter. Future projects for the group will include spin-offs of the very successful November, on-site workshop with events focused on special topics such as identifying types of heating & cooling sources or searching for mold problems in a building. We will repeat the successful Learn @ Lunch panel of inspectors and REALTORS®. The popular sessions have resulted in lively conversations in the past.

We also continue to puzzle about how to get the ear of all the other home inspectors who serve clients in Stokes and Forsyth counties... but are not members of our committee or the WSRAR. Communication with REALTORS® is somewhat more direct because they belong to WSRAR and have the Association's monthly Newsletter and other announcements available to them. The Committee has invited real estate firms to host a team of committee members to one of their staff meetings. Thus far we have visited Prudential (Knollwood), Leonard-Ryden-Burr, Allen Tate, Leap Realty, and Keller-Williams. These outreach sessions gave us a chance to introduce our mission, share a copy of the revised "Preparing Your Home for Inspection", and field questions and hear comments from the REALTORS®. We want to continue these agency visits.

John Woodmansee, 2010 Co-Chair, Home Inspection Committee, W-S Regional Assoc. of REALTORS®