

**Upstate Certified Inspections
presents**

**A Definition of Home
Inspections**

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Topics Covered

- Home Inspections (definitions & scope)
- Items typically included in a Home Inspection
- Inspection services additional to a Home Inspection
- Sellers Inspection (prelisting Inspection)
- How to prepare for a Home Inspection

Definitions and Scope

1.1. A Home inspection is a **non-invasive** visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to or during the inspection process.

Definitions and Scope

- I. A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the determination of future conditions.

Definitions and Scope

- II. A home inspection will not reveal every problem that exists or ever could exist, but only those material defects observed on the day of the inspection.

Definitions and Scope

- 1.2. A Material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

A Good Analogy !

A Home Inspector is like a General Practitioner

Like a Doctor a Home Inspector is trained to identify trouble or symptoms and may....

- Offer a solution or remedy
- Make a recommendation for improvement
- Suggest a Specialist

Items typically Included in a Home Inspection

- *Roof, vents, flashings, and trim.*
- *Gutters and downspouts.*
- *Skylight, chimney and other roof penetrations.*
- *Decks, stoops, porches, walkways, and railings.*
- *Eaves, soffit and fascia.*
- *Grading and drainage.*
- *Basement, foundation and crawlspace.*
- *Water penetration and foundation movement.*
- *Heating systems.*
- *Cooling systems.*
- *Grounding and bonding.*
- *Main water shut off valves.*
- *Water heating system.*
- *Interior plumbing fixtures and faucets.*
- *Main disconnect and service amperage.*
- *Grounding and bonding.*
- *Electrical panels, breakers and fuses.*
- *GFCIs and AFCI'.*
- *Drainage sump pumps with accessible floats.*
- *Electrical service line and meter box.*
- *Fireplace damper door and hearth.*
- *Insulation and ventilation.*
- *Garage doors, safety sensors, and openers.*
- *And much more.*

Inspection services additional to a Home Inspection

Careful, these items may require a special contingency in your contract!

- Asbestos
- Lead
- Mold
- Radon
- Septic
- Water Quality
- Well Flow test
- Pool
- Fireplace
- Pest Inspection (WDO Inspection)
- And More

Sellers Inspection

Are we doing it backwards?

Having an Inspection performed ahead of time helps in many ways...

- It allows you to see your home through the eyes of a critical third-party.
- It helps you to price your home realistically.
- It permits you to make repairs ahead of time so that ...
 - a. Defects won't become negotiating stumbling blocks later.
 - b. There is no delay in obtaining the Use and Occupancy permit.
 - c. You have the time to get reasonably priced contractors or make the repairs yourself, if qualified.
- It may encourage the buyer to waive the inspection contingency.
- It may alert you of items of immediate personal concern, such as radon gas or active termite infestation.
- It may relieve prospect's concerns and suspicions.
- It reduces your liability by adding professional supporting documentation to your disclosure statement.
- It may alert you to immediate safety issues before agents and visitors tour your home.

How to Prepare for a Home Inspection

- *Allow two to three hours for a complete home inspection. You should always accompany the home inspector for the best education you can receive regarding the condition of your home. Your inspector should be open to any questions you have during the inspection process. Remember, the only 'dumb' question is the unasked question.*

How to Prepare for a Home Inspection

- *For liability reasons home inspectors do not move personal belongings.*
- *Most home inspectors will charge an additional fee if they must return to the property to inspect items which were not accessible.*

How to Prepare for a Home Inspection

The seller should verify that:

- All utilities are on
- Pilot lights are lit (*The gas provider will usually light pilots at no cost to the owner*)
- Attic access is clear of clothing or stored items
- Crawl space entrances are not blocked or nailed in place
- Water heaters are accessible
- Furnaces are accessible
- Sinks, showers and bathtubs are clear of dishes or personal items
- Built-in appliances are free of stored items and can be operated
- Electrical panels are accessible and not locked (*Electrical sub-panels inside the home are often painted and removing the cover will mar the finish. The seller's agent should ask the seller to grant permission to the inspector to remove the panel cover to look for life/safety issues*)
- Areas or items to be inspected are freely accessible
- Pets are secured (*Unsecured animals should be removed from the property or secured in an area that will not need to be inspected if the seller [or occupant] will not be present*)

For More Information

Call Paul Willig (518) 884-8778 (UPST Upstate Certified Inspections). We are here to help.

Inspected once...Inspected right



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