



Home Inspections **Frequently Asked Questions**

What is a home inspection?

A home inspection is an objective visual examination of the physical structure and systems of a house, from the roof to the foundation.

What does a home inspection include?

The standard home inspector's report will cover the condition of the home's heating system; central air conditioning system (temperature permitting); interior plumbing and electrical systems; the roof, attic and visible insulation; walls, ceilings, floors, windows and doors; the foundation, basement and structural components.

Why do I need a home inspection?

Buying a home could be the largest single investment you will ever make. To minimize unpleasant surprises and unexpected difficulties, you'll want to learn as much as you can about the newly constructed or existing house before you buy it. A home inspection may identify the need for major repairs or builder oversights, as well as the need for maintenance to keep it in good shape. After the inspection, you will know more about the house, which will allow you to make decisions with confidence.

If you already are a homeowner, a home inspection can identify problems in the making and suggest preventive measures that might help you avoid costly future repairs.

If you are planning to sell your home, a home inspection can give you the opportunity to make repairs that will put the house in better selling condition.

What will it cost?

The inspection fee for a typical one-family house varies geographically, as does the cost of housing. Similarly, within a given area, the inspection fee may vary depending on a number of factors such as the size of the house, its age and possible optional services such as septic, well or radon testing.

Do not let cost be a factor in deciding whether or not to have a home inspection or in the selection of your home inspector. The sense of security and knowledge gained from an inspection is well worth the cost, and the lowest-priced inspection is not necessarily a bargain. Use the inspector's qualifications, including experience, training, compliance with your state's regulations, if any, and professional affiliations as a guide.

Why can't I do it myself?

Even the most experienced homeowner lacks the knowledge and expertise of a professional home inspector. An inspector is familiar with the elements of home construction, proper installation, maintenance and home safety. He or she knows how the home's systems and components are intended to function together, as well as why they fail.

Above all, most buyers find it difficult to remain completely objective and unemotional about the house they really want, and this may have an effect on their judgment. For accurate information, it is best to obtain an impartial, third-party opinion by a professional in the field of home inspection.

Can a house fail a home inspection?

No. A professional home inspection is an examination of the current condition of a house. It is not an appraisal, which determines market value. It is not a municipal inspection, which verifies local code compliance. A home inspector, therefore, will not pass or fail a house, but rather describe its physical condition and indicate what components and systems may need major repair or replacement.

How do I find a home inspector?

You can ask friends or business acquaintances to recommend a home inspector they have used. Or, you can use the Find An Inspector search tool for a list of home inspectors in your area who belong to one of the non-profit professional organizations, such as the American Society of Home Inspectors (ASHI) or National Association of Home Inspectors (NAHI). Real estate agents and brokers are familiar with the service and may be able to provide you with a list of names from which to choose.

What is ASHI?

Since 1976, ASHI has worked to build consumer awareness of home inspection and to enhance the professionalism of its membership. The ASHI Standards of Practice and Code of Ethics serves as a performance guideline for home inspectors, and is universally recognized and accepted by many professional and governmental bodies.

What are membership requirements for ASHI?

ASHI is an organization of independent, professional home inspectors who are required to make a commitment, from the day they join as ASHI Associates, to conduct inspections in accordance with the ASHI Standards of Practice and Code of Ethics, which prohibits engaging in conflict-of-interest activities that might compromise their objectivity. ASHI Associates work their way to ASHI Certified Inspector status as they meet rigorous requirements, including passing a comprehensive, written technical exam and performing a minimum of 250 professional, fee-paid home inspections conducted in accordance with the ASHI Standards of Practice and Code of Ethics. Mandatory continuing education helps the membership stay current with the latest in technology, materials and professional skills.

Where can I learn more about ASHI?

Visit <http://www.ashi.org>.

What is NAHI?

The National Association of Home Inspectors, Inc. (NAHI) was established in 1987 as a nonprofit association to promote and develop the home inspection industry. The mission of the National Association of Home Inspectors is to promote excellence and professionalism in the home inspection industry. NAHI now has over 2000 members in all 50 U.S. states and Canada.



What are membership requirements for NAHI?

NAHI Certified Real Estate Inspector (NAHI CRI) Membership: NAHI CRI members must complete a minimum of 250 full fee-paid home inspections and pass the NAHI Certified Real Estate Inspector (NAHI CRI) Exam. NAHI CRI members must submit copies of three (3) completed home inspection reports for review each year and complete a minimum of sixteen (16) Continuing Education Units (CEU's) each calendar year.

Where can I obtain more information on NAHI?

Visit <http://www.nahi.org>

When do I call a home inspector?

Typically, a home inspector is contacted immediately after the contract or purchase agreement has been signed. Before you sign, be sure there is an inspection clause in the sales contract, making your final purchase obligation contingent on the findings of a professional home inspection. This clause should specify the terms and conditions to which both the buyer and seller are obligated.

Do I have to be there?

While it's not required that you be present for the inspection, it is highly recommended. You will be able to observe the inspector and ask questions as you learn about the condition of the home and how to maintain it.

What if the report reveals problems?

No house is perfect. If the inspector identifies problems, it doesn't mean you should or shouldn't buy the house, only that you will know in advance what to expect. If your budget is tight, or if you don't want to become involved in future repair work, this information will be important to you. If major problems are found, a seller may agree to make repairs. Be sure to discuss your options with your Realtor.

If the house proves to be in good condition, did I really need an inspection?

Definitely. Now you can complete your home purchase with confidence. You'll have learned many things about your new home from the inspector's written report, and will have that information for future reference

For Home Inspection Services, Daymark Realty clients have recommended:

Name	Company	Certifications	Contact #
Robert Aber	Aber Home Inspections, Inc.	Radon, Home	(919) 845-2500
Jeremy McLean	McLean Construction, Inc.	Mold, Home, Radon	(919) 291-2691
Gary Gentry	Quality Residential Inspections, Inc.	Radon, Home	(919) 271-4273
Tom Williams	Triangle Home Services, Inc.	Radon, Home	(919) 417-0179