



A Complete Guide To Home Inspection

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Introduction

Today home inspection covers a compelling world with many opportunities. Very few businesses or professions offer as much opportunity, with minimal investment, as the growing home inspection business.

In a short time, as little as, more than a decade ago, fewer than 5% of the homes sold in the United States were *inspected* or *appraised* by professional home inspectors.

The fact is, most all lending institutions required only that an officer of the firm *briefly* look at the property and note its general condition. However, by 1990, over 35% of home mortgage loans required some form of inspection.

Within the next five years, it is estimated that nearly all federally-insured lending institutions will require a *complete* inspection before conceding any loans. Insurance companies today require an inspection of property before they will issue policies.

Additionally, home buyers, cautious with rising costs and rates, hire home inspectors to thoroughly investigate property before buying.

For most families, the purchase of a home is an emotionally filled event, crammed with anxiety, hopeful dreams and sadly at times disappointments after closing.

The disappointment, however, can for the most part, be dodged or at least minimized if you first know the true condition of the house that you are buying. Prior to purchasing the house, *you* or better yet, a *professional* should perform a home inspection.

The purpose of this book is to provide you with sufficient background material and an overall procedure, so that you can perform a wide-ranging technical inspection of the house you are considering buying or giving you the basic knowledge to enter the well-paid and emerging field of the *professional home inspector*.

As a professional inspector, however, you will *not* inspect in as detailed a fashion as suggested in this book.

That is, you will not normally operate every window; check;

Each light switch;

The temperature of *every* radiator;

Every cracked wall, floor, or ceiling, unless the crack signifies a structural problem;

The caulking at *every* joint; *and so on*.

Your most important interest as a professional home inspector are the *major* problems or deficiencies, those that will be costly for the buyer to correct and the ones that present a health, safety, or fire hazard.

With the proper knowledge and training the home inspector is better equipped than a layperson to spot problems through a more cursory inspection, and relate those problems from one area to troubles in another.

Gaining knowledge should be an ongoing facet of your professional life, should you decide to join my field of qualified home inspection.

Note also, that many home inspectors also appraise all types of property, tract developments, rural property, and commercial property.

Doing so, only expands the home inspector's money making opportunities, with estate firms, banks, savings and loan companies, government-guaranteed loan organizations, and others.

This writing is planned to review the way buildings are designed and constructed, which areas of buildings should be inspected, and how to inspect them in accordance with your level of services offered.

In point of fact, the data accessible in this book can prove invaluable to you on practically every home inspection project you encounter.

Good Luck;

Harry Flawes Sr.

The Home Inspection Business

Throughout the next few pages we are going to look at the home inspection business. We will thrash out the operation of the business, what special skills are needed, the office and field equipment, and most importantly, how you can succeed in the home inspection business.

As mentioned before most people look upon the purchase of a home as an emotionally exciting affair filled with hopeful dreams, anxiety, and sometimes dissatisfaction after moving in.

The regret, however, can be avoided or at least minimized if you know the true condition of the house that you are planning to buy. Prior to purchasing that house, a professional should perform a home inspection.

In fact, the need for home inspectors increases every year, with most of today's lending establishments *requiring* the services of home inspectors. This, of course, means that every time a home is sold, either a new or older one, the home must be inspected *before* the loan and mortgage can be concluded.

This is where *you* come in, with countless homes exchanging hands every week, you should realize that the sources for a great income are almost endless.

As a qualified home inspector, you should be skilled and trained to evaluate *any type* of home that you may encounter, and then give your clients, the lending institutions or buyers, an accurate, easy-to-understand report.

Also, there are also many private lenders who will require your services for the very same reasons, in order to protect their investment.

Repeating from the introduction, that the central purpose of this book is to provide ample background material, including a general system, so that you can perform as detailed a technical inspection of the house in question, as your level of services promise.

Remember, as a professional home inspector you will not be required to inspect in as detailed a manner as suggested in this book.

That is, you will not on the whole, check *every* light switch; check the temperature of *every* radiator; work *every* window; check the caulking at *every* joint; indicate *every* cracked wall, floor, or ceiling, except where the crack represents a structural problem; etc..

The target uneasiness of an inspector are the major problems or shortcoming, that will be pricey the buyer to correct and ones that pose a health, safety, or fire hazard.

As a professional home inspector you must remain completely unbiased and should not have an interest in finding problem conditions.

Limitations

A home inspection is *not perfect* and may *not reveal every defect*, however, it is the best thing available.

A home inspection is essentially a visual inspection, as well as, a prepared check of a number of observable elements and components of the house.

Where achieved in the conduct suggested in this manual, you should have a fairly good picture of the condition of the house at the time of your inspection. By noticeably taking into account the age and present condition of various items, you can reasonably predict future problems.

However, no matter how diligent your approach, a home inspection cannot reveal a deficiency or problem if the conditions causing it are not visible.

A few illustrations of such possible conditions:

- A crawl space or basement can be *dry* for the first couple of years and then flood the next year because of a new building development close by.
- A house having a concrete block foundation may have termite infestation in the space of the foundation walls. Naturally, this condition is not visible during your cursory inspection.

On the other hand, a week later there may be visible termite shelter tubes or a swarm.

- Where there is an unsatisfactorily insulated water pipe in an exterior wall, it can freeze and burst during a severe cold spell. Given that the pipe is not be visible during an inspection.
- The action of a septic system relies on the condition of the subsoil in the leaching field, an item that is not readily apparent during an inspection.

Depending on the weather, the level of the water table, and the running prior to your inspection, it is possible for a out of order septic system to appear to as operating properly.

Even with these limitations, a suitable home inspection will disclose considerable information that the owner may not know, to cover these there are various warranties.

Warranties

Today most homes in the United States are being sold with a warranty protection plan for the buyer. The warranty usually covers the following components:

- The heating system
- The electrical system
- The plumbing system
- The air-conditioning system
- The included appliances
- The water heater

Ordinarily, such a warranty is in effect for the first year that the buyer takes ownership of the house, and usually made available to the buyer through the real estate broker.

Not all brokers are associated with companies that offer home warranties, also, the home warranties available to the buyer are very limited in scope and *should not be* considered a substitution for a home inspection.

These warranties are in essence an insurance plan that will protect the new homeowner against defects or malfunctions in the specific components.

Bear in mind, the *true cost* of a lived in house is the purchase price plus the costs for upgrading substandard, deteriorated, or malfunctioning components.

For instance, where the electrical system is shielded against defects under the warranty, the reality that such might be totally inadequate, and must be upgraded at a significant expense is *not* covered by the warranty.

Additionally, left uncovered by the warranty although costly to rectify are;

Structural damage to the foundation and wood framing,

Basements and areas that are subjected to intermittent water access,

Termite infestation and wear and tear,

Upgrading needed for energy conservation,

A roof replacement

Also, other items of interest, are hidden defects such as an incorrectly ventilated attic or other area. However, a home warranty is definitely of value as long as you *realize* that it is not the answer to all of the buyers questions or probable problems.

Private Warranty Programs

For an added fee, there are some private home inspection companies that offer a company warranty protection plan *after* they inspect the house.

Normally, these warranties relate to a twelve-month period and are effective from the day of the inspection or the transfer of title.

A warranty plan can be considered an insurance program, and in some states, inspection companies have been forced to drop their warranty programs.

Any warranty agreement should be read very carefully by the buyer, and can be of value, so as long as you know exactly what you are buying and understand its limitations.

Warranties From The Manufacture

Many of the items in a home have the manufacturer's guarantee or warranty against defects for a specific number of years. Items that are frequently included are the water heater, furnace, roof shingles, the air-conditioning compressor, and electrical appliances.

Most warranties are transferable to a new owner, where it is *still* in effect.

The Contract

If you ask an attorney, most will specify that the best time to inspect a property is before signing the contract, thus avoiding the problems that can develop where the agreement has already been signed and any ensuing inspection reveals major deficiencies in the house.

By inspecting the house *before* signing the contract, any adjustment as to problems and deficiencies can be included as part of the contract.

On the other hand, where you have a seller's market, a buyer might feel *forced* into signing the contract prior to any inspection for fear of losing the house to another buyer before the inspection has been performed.

For that reason, a buyer for their protection should include an "inspection contingency" clause in the contract, broad enough to include all the major problems that can occur in a house.

To avoid any legal complications, your best bet always is to consult an attorney.

A buyer should remember, just as a person changes with age, so does a house. So, it is important to know the *true* condition of any house before purchase.

Try doing an inspection of your property, you'll find it fun, and perhaps surprising.



Thanks for reading these brief few pages, of one of the most successful and original career course manuals available on building your own home-based **Home Inspection business**. Learning from an established professional is the best way to starting your own profitable home business.

If you'd like to consider the complete course, [click here...](#)

For information on our other career courses go to either anezbizz.com or ahow2.com

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Whatever, your decision may I talk this opportunity to wish you the best of good fortune, and remember, don't leave your future to *the whim of others*.

Your friend;

Joe Myna