

From the Home Inspector:

WHAT SHOULD BE IN A HOME INSPECTION REPORT SUMMARY?

Most of you already know that a properly written Home Inspection Report must contain a “**Summary Section**”. The Summary Section was created by the Home Inspector Licensing Board to add clarity to the report by putting all the important things in one, easy to read location entitled Summary. Many more details and general information are included in the body of the report for those who wish to read more, but most don't.

Like most issues, the devil is in the details, and something as simple and well intentioned as this Home Inspection Summary is vulnerable to manipulation. For example, ask yourself these questions : What does the homebuyer expect to find in the Summary? Who should decide what the important things to include in the Summary are? What do others want the Summary to include or not include?

First, the buyer reasonably expects his Report Summary to contain, and the home inspector wants to include all the things the inspector considers to be important to the home. A home inspection report is the final product of a private transaction between only a client (home buyer usually) and the inspector. Both parties to the home inspection agree on what should be included.

Second, only one trained and licensed professional, the Home Inspector, is on site for the home inspection and to meet with his client family. All homes are different and all families are different. Only one person, the Home Inspector, is qualified to decide what the important things are and that person is also the only one responsible for the contents of the report, including the Summary.

Third, Any input to or control over the above described transaction between the client and the Home inspector is a type of manipulation. There is only one necessary manipulation. The NC Home Inspector Licensure Board, whose task it is to

safeguard the public health, safety, and welfare by regulating Home Inspectors, has developed a set of Inspection Standards of Practice to make sure all clients get a basic minimum service. Other than this one manipulation of the private transaction between the client and Inspector, all others are intrusive and inappropriate.

Unfortunately, the Home Inspector Licensing Board is currently in the process of changing the rules for Home Inspectors in order to restrict what an Inspector can include in the Summary section of an Inspection Report. Things that will not be allowed in the Summary under the new rules include many safety issues, imminent expensive repairs, and conditions that should be watched because they show signs of possible serious problems over time. Can you think of any way in which such restrictions “safeguard the health, safety, and welfare of the public” (client)? Of course not! One can only conclude that the Licensing Board is responding to some special interest instead of their duty to the Public.

All of us in this Association are independent business people, community members, and neighbors. Some may see some way in which these heavy handed restrictions could provide an edge for our business. But I don't think any of us want a perceived advantage if it's at the cost of our neighbor's full disclosure rights. Time is short. The public input period for these oppressive changes ends on October 15th. We all need to contact the Home Inspector Licensing Board at www.dwarner@ncdoi.net or (919)662-4480 and let them know that:

“Summary” means “Summary” - It doesn't mean “List of what the State thinks you should know”.

