

## Guardian Residential Inspection Program

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## North Carolina Home Inspectors E-Newsletter

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### From the desk of....

#### George J. Gioiella

**Welcome...**North Carolina Home Inspector's E-Newsletter.

As many of you know, last year I strongly endorsed the National Association of Certified Home Inspectors [www.nachi.org](http://www.nachi.org) as a wise choice of organizations for North Carolina Home Inspectors to join. No question, NACHI is an excellent group and to my mind the benefits and Internet exposure are well worth the cost of membership. However, please keep in mind that **not** all of the information provided by NACHI or any other national Home Inspectors organization may apply to the North Carolina Standards of Practice, report writing and expectations of the North Carolina Home Inspector Licensure Board.

After my stirring the pot two years ago, I must say that I am impressed

with the new leadership at The North Carolina Licensed Home Inspector Association [www.nclhia.com](http://www.nclhia.com) I can now recommend that inspectors consider joining this group, especially on a statewide level. Of late the NCLHIA has been better received and more pro-active at Board and committee meetings, even I believe, under the new Chairmanship of Gerald Canipe, their participation is welcome!

Arguably the NCLHIA's desire to dominate NC Continuing Education is not in the best interest of a free market or academically stimulating experience, and to my mind packing 160 +/- inspectors into a seminar is not in the best interest of the inspection industry and obviously puts revenue before meaningful and thorough classroom discussion. Frankly, I would like to see the NCHILB limit class sizes to no more than fifty (50) or even less.

### Clarification

For the past few years we have taken the position and explained why we do not recommend including the results of temperature drop tests, moisture levels, carbon monoxide and other types of specialized tests in your report writing. We never said not to use available technology for diagnosis and confirmation of visual or sensual questionable observations.

**What we said and we** firmly believe is that exceeding the NC Standards of Practice in report writing, particularly the inclusion of the results of partial or complete specialized test results, unless you have proper and adequate training and experience, possess a license in the area of expertise, and feel confident you are 'on the money' may be problematic defending in a court of law.

I expect the following is included in the Standards of Practice for a good reason. Please read it carefully:

**SECTION .1100 - NC HOME INSPECTOR STANDARDS OF PRACTICE AND CODE OF ETHICS**

**.1101 DEFINITIONS**

(28) "Technically exhaustive" means an inspection involving the use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.

Practicing engineering or any area requiring a license, without one can be problematic! Please keep in mind we are not suggesting you hide behind the SOP and perform a less than desirable report that may deny a client's right to know. Just be prudent!

**ONLINE CONTINUING EDUCATION...**

After careful research, review and a lot of soul searching we conclude that, while it may be financially rewarding, and may be applicable in some professions, at this time as the current North Carolina CE law as written and as it pertains to NC Home Inspectors, Online CE may be counter productive.

In my view the extreme abstraction and detachment represented by a remote impersonal computer server is not conducive to stimulating education, particularly in the area of Home Inspection.

In my experience the interaction of inspectors at seminars is most beneficial. As an example, when a question is asked that is in a grey area, which is to say my view may not be clear and concise relative to the SOP, I throw it out to the participants

for discussion.

The results are amazing, some of the inspectors have great insight and experience to share and usually we come to a consensus on the best solution. Frankly, I learn much from these exchanges. I do not see this valuable asset present in online CE.

Additionally, new inspectors, who have no training or understanding of the expectations of the NCHILB will miss out on this valuable interaction.

This is not to say that down the road I may reconsider and change my position.

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**Carolina Educational Seminars**

Our excellent courses for this year are being completed and should be on schedule for our first seminar April 13 & 14 in Boone, NC.

Our full schedule, (we may add a few seminars) is now available on our Web Site:

[www.homeinsp.com](http://www.homeinsp.com). Until our courses are approved we can only accept reservations, not payment, so please reserve early - seating is limited. We will notify you when payment is due and provide you Pay-Pal information.



**We will no longer be offering ASHI MRC's**

A reminder to newly licensed inspectors to visit the NCHILB Web Site  
<http://www.nchilb.com/OSFM/Engineering/HILB/NCHILB.asp>

and review the updated Standards of Practice and all of the NCHILB Bulletins. There is also a downloadable file that you may use as a reference for report compliance

review and an area with Board rulings. Not knowing what the Board's expectations are can be problematic.

**Note:** YOU MUST BRING YOUR PERSONAL COPY OF THE NC HOME INSPECTOR MANDATORY UPDATE COURSE BOOKLET THAT WAS MAILED TO YOU BY THE LICENSING BOARD TO WHATEVER CE SEMINAR YOU ATTEND. YOU **CANNOT** BE ADMITTED TO THE MANDATORY COURSE WITHOUT IT! If you do not have your copy please contact Ms. Jennifer Hollyfield at the NCHILB: (919) 662-4480 [jhollyfi@mail.doi.state.nc.us](mailto:jhollyfi@mail.doi.state.nc.us)

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[www.homeinspectionedu.com](http://www.homeinspectionedu.com)

**Coming up next...**

In our next E-Letter we will bring you up to date about the recent happenings at the Board Meetings regarding proposed changes to the Standards of Practice, the Standardized Report Format and other items of significance. We will also be accepting, with guidelines and qualifications, letters and articles for publication from inspectors and of course, paid advertising.

In the meantime stay well, healthy and prosperous!

Regards,

George

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