

WELCOME

How to Find Defects During a Home Inspection Class

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www.NACHI.TV

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SOLD
BY
KAY & COMPANY

- Standards of Practice
- Online Agreement System
- Define defect.
- Writing a report.
- Perform a home inspection.
- Read the inspection report.
- Infrared camera
- Attendees

nachi.org/sop

nachi.org/onlineagreement

It's worth noting that some inspectors are confused by the meaning of "material."

In this use, "material" is an adjective that refers to something of significant importance, rather than a tangible part of the home.

The first line in InterNACHI's standard home inspection contract explains that it is not an inspector's duty to find every defect:

"INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed **material**."

nachi.org/onlineagreement

Not recommended: “No visible evidence of [insert applicable defect].”

Recommended: “I did not observe any indications of [insert defect] during my inspection.”

www.nachi.org/visible

A home inspection report of defects without any **context** can be an overwhelming and daunting document upon which a client will be relying for long-term financial decisions. Inspectors must tread a fine line between providing a worthwhile service and staying within the SOP (and client agreement) such that their liability is as limited as possible.

Using brief but relevant narratives is key, in addition to including an end-of-report summary that alerts the client to urgent issues.

InterNACHI inspectors should both disclaim items that they can't fully investigate and recommend further evaluation by qualified professionals for items that they suspect or that appear to be a hazardous, material defect.

Inspectors face a certain level of liability for failing to discover a material defect; one rule of thumb is that it's better to over-report than under-report, to err on the side of caution, and exceed the SOP.

Also, using digital photos to document visible defects is a nearly fail-safe way for inspectors to augment their inspection reports that may be used for evidence at a later time.

Narratives typically consist of three parts:

- a description of a condition or issue;
- a sentence or paragraph describing how serious the condition is, and the potential ramifications, answering questions such as, “Is it now stable, or will the problem continue?” or “Will it burn down the house?” and “When?”; and
- a recommendation. Recommendations may be for specific actions to be taken, or for further evaluation, but they should address problems in such a way that the reader of the report will understand how to proceed.

There are three functions of a report narrative that are designed to protect both the client and the inspector.

They are:

- the accurate identification of a condition;
- the assessment of that condition's severity;
and
- the transfer of liability for addressing the condition.

Example.

How do you know this is a problem?



<http://codes.iccsafe.org/I-Codes.html>



enjoy function and operation
comfortable
safe



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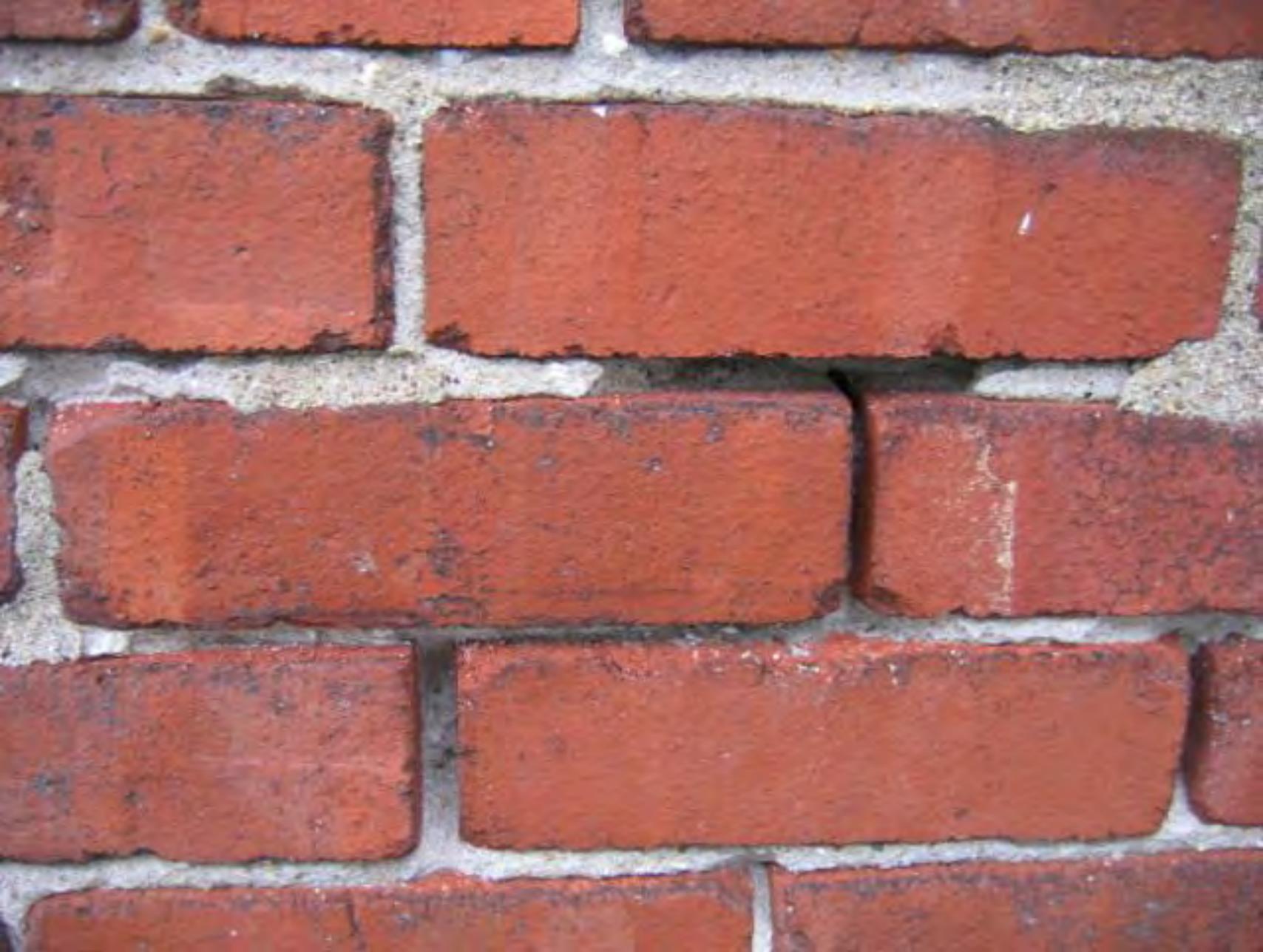


































































video































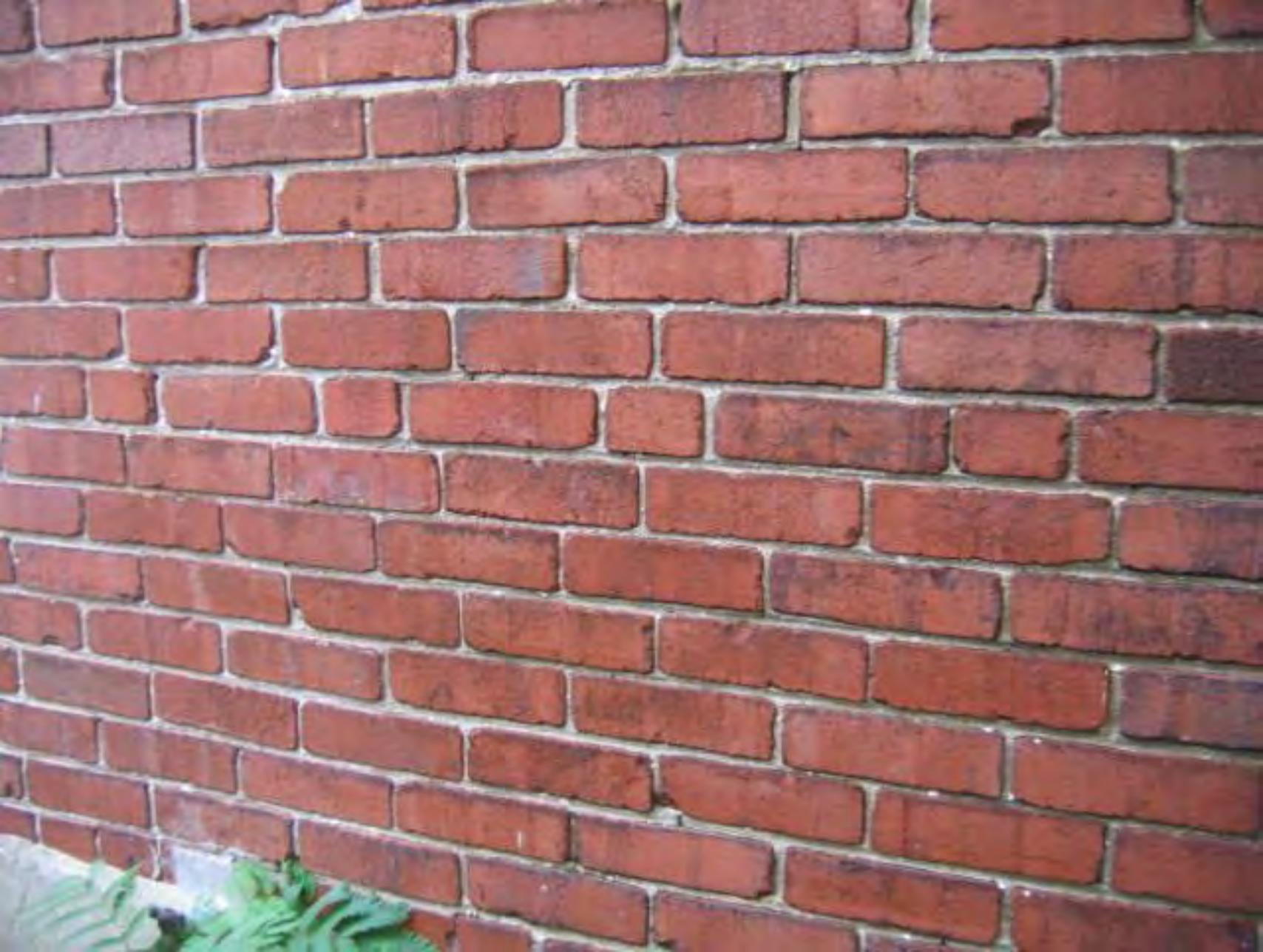




















































































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2. THERMOSTAT SHOULD BE SET ABOVE ROOM TEMPERATURE.
3. MAKE SURE THAT THERE IS OIL IN THE TANK.
4. PRESS RE-SET BUTTON ON RIGHT SIDE ONLY.
5. CHECK TO SEE IF FLAME COMES ON.
6. IF BURNER DOES NOT RUN AT ALL, CHECK FOR BLOCKS OR LEAKS FROM
IF BURNER STILL FAILS TO OPERATE - CALL FOR SERVICE

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WEST LAWN, N.J. 08099
670-1000



110V 50Hz

Technical specifications and safety instructions label.



Red warning label with safety instructions.

White label with technical data.

Vertical label on the door edge: "Elettrotecnica e servizi"



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MFR. NO.

NU0D084FF01

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12.2

AMPS

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AMPACITY

15.3

MAX. FUSE SIZE

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185,000

HEATING CAP BTU/HR

XXXXXX





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11/19/13

30 DAY











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Model 110

110
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Model 110
Radio Receiver
Serial No. 110
Date of Manufacture
1935













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