



# Inspector Insights

Must know information before hiring a home inspector

# About Us

East Tennessee Building Consultants

- Expert home inspectors
- Commercial property specialists
- 8+ years in the real estate industry
- A rich background in construction sets us apart as a trailblazer in the industry.

# So you need an inspector...

A home is the biggest investment most people will make in their lives. An inspection is a critical tool to help make sure that dream home isn't a nightmare in disguise. No one wants to hear about a hidden roof leak after closing.

## The Basics

- The state of Tennessee requires licensing for Home Inspectors
  - Before hiring any professional It is critical to verify their credentials. There is free and handy tool to do so, which can be found on the website below.

<https://search.cloud.commerce.tn.gov/>

- The inspector is also required to carry a minimum of \$500,000 of general liability, and errors and omissions insurance. Make sure you hire an insured professional.

# What's included in your inspection?

All inspections are not equal - There are minimum guidelines in place for what a home inspector must check for, these are fairly minimal requirements. Be sure to ask what systems and components are included in a standard inspection.

## Some important items to ask about (these are not required)

- Do they Identify the age of systems like roofs, plumbing, and appliances?
- Is walking on the roof, or entering the crawlspace included?
- Will they use tools during the inspection? –(visual only is required)
- Are items like pools & outbuildings included in the inspection?
- Will they be using thermal imaging equipment?
- Will they be taking photos for a report?

# Ancillary services?

Ancil-what? These are services beyond the scope of a typical inspection, requiring special training and equipment— some inspection companies offer these for an additional fee. Depending on the client needs, and type/age of property, there are a few main ones to consider.

## Common Ancillary Services

- Radon testing
- Sewer camera inspections
- Mold sampling
- Lead paint testing
- ACM testing (Asbestos containing material)
- Air flow / test & balance

# WDO (“Termite”) inspections

Before you let your home inspector do a termite inspection...

## There is a lot of confusion on who can do these inspections

### Individuals performing WDO inspections must meet the following requirements

- Hold a pest control license issued by the Tennessee Department of Agriculture
- Be certified, bonded, and insured for WDO inspections
- Must be employed by a chartered pest control operator
- Have 2 years of experience as a pest control applicator or salesman

Most home inspectors do not, and cannot meet these requirements: but can, and should call out possible indicators of WDO observed during a home inspection

*Ref. Tennessee Code Title 62, Chapter 21 [§§ 62-21-101 — 62-21-206]*

# Safe Inspectors Save Lawsuits

If an inspector causes injury to themselves or others, or damages property: by a negligent act, who could be liable?

## Does your home inspector employ safe practices?

- Businesses with 1 employee (most home inspectors) ] are not subject to oversight by OSHA
- Safety is the sole responsibility of the inspector
- Do they follow OSHA and industry guidelines?
- Do they utilize proper PPE?

Ask them about their safety program / procedures



# Final Thoughts

Hiring, or referring a home inspector is a big decision. With many options to choose from, we hope our presentation helped lay the foundation for how to select a quality home inspector.



## Thank You.

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