

**Home Inspection 101**  
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**Course Sponsor**

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**This program has been approved  
by the Director of the Real Estate  
Commission for three clock hours  
toward fulfillment of the  
educational requirements for  
renewal of a real estate license.**

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**“The Commission is interested in the quality and delivery of educational programs which are offered to licensees and, therefore, welcomes and encourages comments regarding program subject matter and quality of the delivery of the program.”**

<https://www.oplc.nh.gov/applications-nh-real-estate-commission>

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**Neither this outline nor this course is intended to provide legal advice.**

**Consult your legal counsel or Designed Broker for any areas of concern.**

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**Class Objectives:**

**Following this class the Student will be able to:**

- Understand the role of the Home Inspector
- Prepare the Buyer/Seller for a home inspection
- Understand the purpose and scope of the home inspection
- Better understand and interpret the inspection report
- Understand the inspection standards

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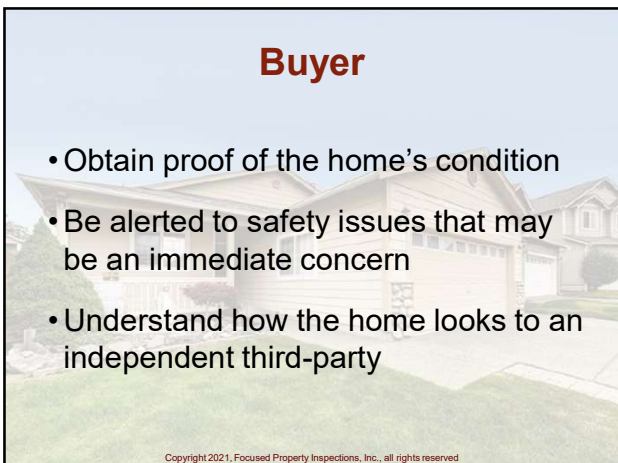
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### Seller

- Full Disclosure
- Reduced liability for all parties
- Receive top dollar for their home
- Sell their home faster
- Reduce the chance of renegotiation
- Avoid closing delays

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### Seller

- Provide proof to the buyer of their home's condition
- Reduce the chance for unpleasant surprises in the buyer's inspection
- Fix minor maintenance issues for better showing results
- Get bids and repairs by contractors they are comfortable with or take the opportunity to make repairs themselves

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### Licensee

- Reduced Liability
- Full Disclosure
- It's a Contingency

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### Licensee

- Promotes Professionalism
- Builds trust
- Reduces time wasted by Buyer and Seller

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### Purpose of the Home Inspection

The inspection is intended to provide the Buyer/Seller with information regarding the condition of the systems and components of the home as inspected at the time of the home inspection.

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### Purpose of the Home Inspection Cont'd

- Assess the conditions of the major systems of the property
- Assist the Buyer/Seller in establishing the condition of the property.

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Purpose of the Home Inspection Cont'd

- **Please Note:** The purpose is to provide information about condition only and is not intended to provide information on repair or cost of repair.

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Scope of the Home Inspection

- A property inspection is only a visual, non-invasive review of the readily accessible areas and systems
- No excavation, disassembly or removal of obstruction is performed

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Scope of the Home Inspection Cont'd:

- Hidden or obstructed defects may not be observed
- In addition some property components are inspected on a random sampling of like items i.e. outlets, doors, windows etc.

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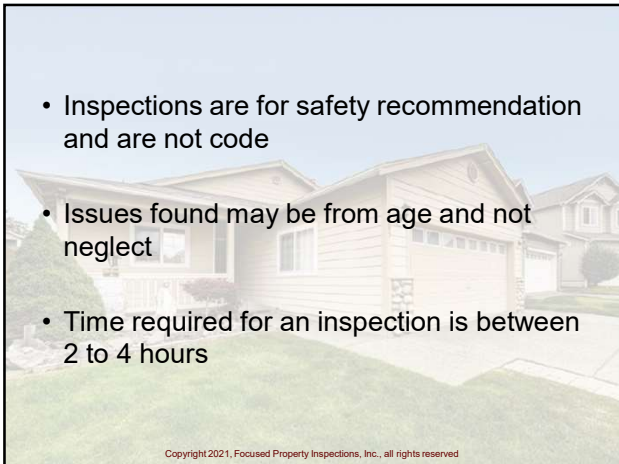
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### Preparing the property for the inspection

- Access to Controls
- Access to Rooms
- Access to Attic, Basement
- Access to Electrical panels



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### Items Inspected

- Roof
- Exterior
- Basement, Foundation, Crawlspace, Structure
- Heating
- Cooling
- Plumbing
- Electrical
- Attic, Insulation, Ventilation
- Doors, Windows, Interior



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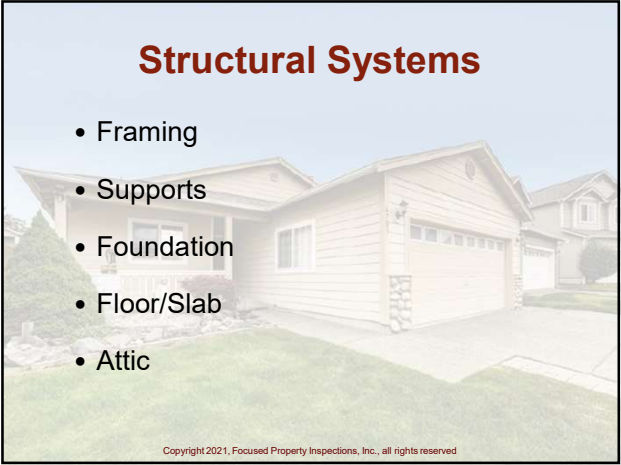
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### Structural Systems

- Framing
- Supports
- Foundation
- Floor/Slab
- Attic



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**Exterior**

- Grading
- Driveway
- Walks
- Steps
- Porches, Decks, Patio



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**Exterior Cont'd**

- Siding
- Windows
- Exterior Doors
- Garage, Overhead Doors, Pedestrian Door



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**Roof System**

- Type
- Flashing
- Valleys
- Skylights
- Chimneys
- Gutters



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## Plumbing System

- Supply
- Drains
- Ejector Pumps
- Vents
- Public/Private
- Water Heaters
- Laundry Facilities

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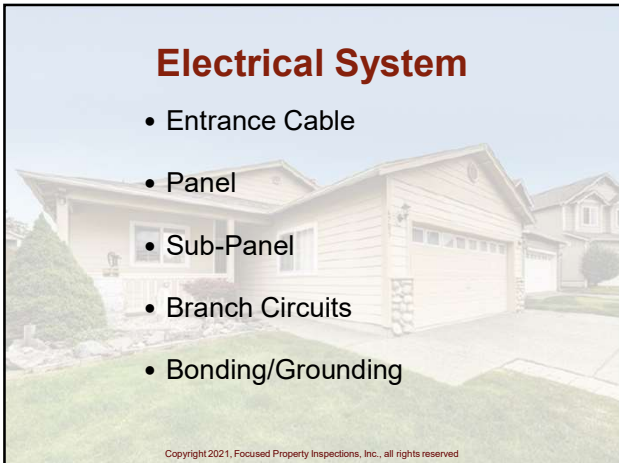
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## Electrical System

- Entrance Cable
- Panel
- Sub-Panel
- Branch Circuits
- Bonding/Grounding

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## Heating System

- Type
- Fuel
- Operation
- Distribution
- Above Ground Storage Tanks

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**Interior**

- Basement
- Attic
- Kitchen
- Family Rooms
- Fireplaces



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**Interior Cont'd**

- Bedrooms
- Bathrooms
- Rooms-Other
- Stairs/Railings



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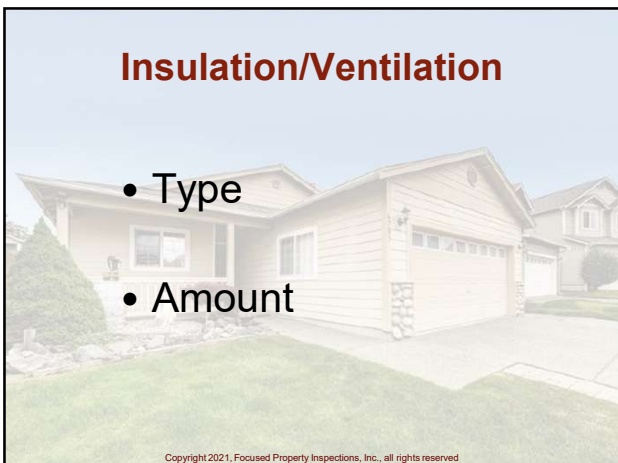
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**Insulation/Ventilation**

- Type
- Amount



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**Fireplaces**

- Type
- Fuel Type

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**Types of Reports**

- Buyer's – Contingency
- Seller's – Prelist

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**Report Basics**

- Reports will be typed or written under most professional standards.
- Buyer or Seller owns the report.
- Reports should be confidential and no third party shall benefit from the information contained within.

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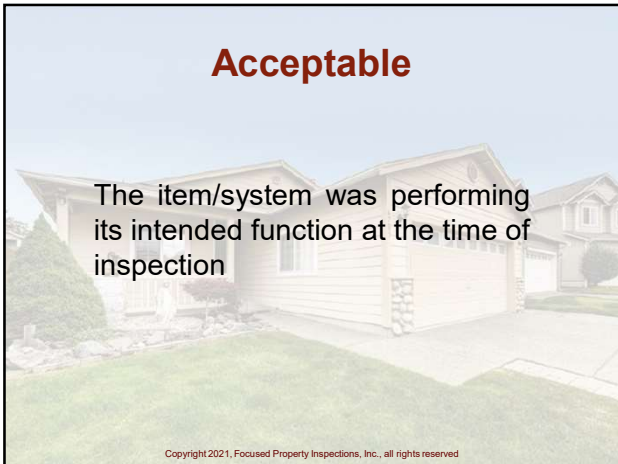
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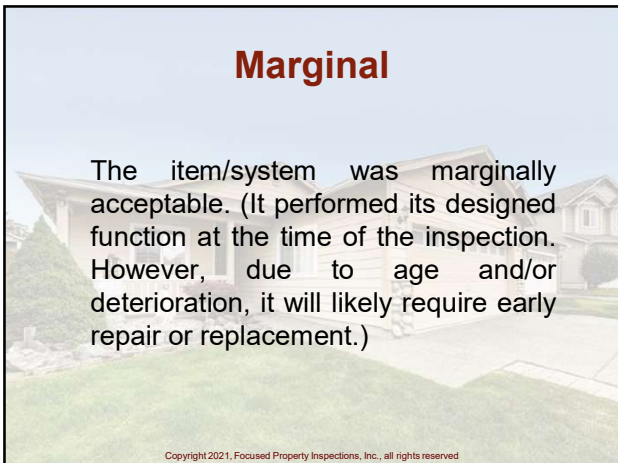
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### Not Inspected

The item/system was not inspected due to safety concerns, inaccessibility, concealment or seasonal conditions.

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### Not Present

The item/system did not exist or was visually concealed at the time of inspection.

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### Defective

The item/system failed to operate or perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of inspection.

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## Insurance Coverage

- E&O
- Liability
- Third Party Coverage
- References

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## Inspection Agreements

- It is a contract that explains the standards of the inspection
- It contains the rights of the client to cure in the event of a dispute
- It is Required for proper insurance Coverage
- It has to be signed for insurance coverage

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## *Price should only be considered after the inspector is Qualified*

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