

QUIZ #1

If you'd like to have some fun and challenge yourself, take this home inspection quiz. The answers are at the end.

- 1. Builders take great pains to get everything right in your custom-built home. This means:**
 - A. The municipal code inspector can do the independent inspection at the end of the build
 - B. Most builders will not allow independent inspections
 - C. Builders already have an inspector that they use to check for defects
 - D. Custom homes need several independent inspections if you want to catch errors and save money

- 2. To make sure termites are not in the home, an inspector will:**
 - A. Gently tap on the walls at intervals to hear sound differences
 - B. Pull off at least one baseboard in every room to check for termites
 - C. Recommend that the client hire a licensed pest professional to inspect the home for termites
 - D. Remove insulation in attic spaces to identify pests

- 3. One characteristic of radon gas is:**
 - A. It is lighter than air and rises to the top floor of the house
 - B. If a home has radon, it will always have it
 - C. It is very expensive to test for radon
 - D. If an inspector tests for and finds high radon levels, it's almost always possible to bring down to safe levels

- 4. When inspectors find structural deficiencies, it is most often associated with:**
 - A. The decks
 - B. The roof
 - C. The foundation
 - D. The attic

- 5. A buyer's home inspector may get upset if:**
 - A. The seller and the seller's agent want to attend the inspection

- B. The buyer and the buyer's agent want to attend the inspection
 - C. They are forced to inspect the home by themselves
 - D. If the buyer is unable to attend but the buyer's agent can
- 6. Home inspectors are:**
- A. Specialists
 - B. Former code enforcement
 - C. Also home appraisers
 - D. Generalists
- 7. When you hire a home inspector, look for certification from a national association, such as:**
- A. National Association of Builders (NAB)
 - B. American Association of Code Enforcement (AACE)
 - C. Real Estate Board of Inspectors (REBI)
 - D. American Society of Home Inspectors (ASHI)
- 8. After conducting your home inspection, the inspector will:**
- A. Assess and cost out the repairs that are needed
 - B. Write a letter with a report of repairs to the seller
 - C. Grade the quality of the home on a scale from A to D.
 - D. Write an extensive report that will go to the person paying for it.
- 9. Choose an inspector with:**
- A. Recent certification
 - B. Many years of experience
 - C. A real estate license
 - D. An appraisal license
- 10. A home inspection report can be highly useful for:**
- A. A Seller
 - B. An Owner
 - C. A custom home builder
 - D. All of the above

See the next page for answers.

ANSWERS:

1. D. Custom homes need several independent inspections if you want to catch errors and save money.

For custom homes, I'd have at least four home inspections. You'll likely pay a flat fee that will be about twice what a standalone inspection would cost. Inspectors love doing these and will usually give you a discount if you ask for one.

2. C. Recommend that the client hire a licensed pest professional to inspect the home for termites.

Inspectors will not take anything apart, and wall tapping is not a scientific way to identify termite damage.

3. D. If an inspector tests for and finds high radon levels, it's almost always possible to bring down to safe levels.

Mitigation of radon can be as simple as sealing foundation cracks and or installing a foundation vent. Active ventilations systems are also available and can bring radon levels down substantially.

4. A. The decks.

Seventy percent of the decks I have inspected have some kind of structural error. It is usually the attachment (or lack of attachment) to the ledger board, or lack of structure supporting beams and deck supports.

5. A The seller and the seller's agent want to attend the inspection.

It is typical for the buyer and or buyer's agent to attend the inspection because they are hiring the inspector. If the seller and the seller's agent show up, it could be an awkward situation with everyone asking questions.

6. D. Generalists.

Inspectors may have a varied set of credentials and background, but the hallmark of a good inspection is a high level and thorough review of all the systems and components.

7. D. American Association of Home Inspectors (ASHI). There are others, notably the International Association of Certified Home Inspectors (InterNACHI). About 30 states now require licensing and recurrent training.
8. D. Write an extensive report that will go to the person paying for it.

The report that you are paying your inspector for belongs to you and the inspector. You are not required to share in with anyone else. But if you do share it, then it is no longer exclusive to you.

9. B. Many years of experience.

It's a given that you want to hire an inspector with credentials – state licensing if required, and an association membership. But the years of experience are the most important because of the range of knowledge it gives an inspector. Years of experience also give an inspector a balanced view of defects in the home. New inspectors can be picky, and overly concerned about structural defects, and not choose the most appropriate wording to describe defects. New inspectors may also rush to judgement and call for unnecessary specialist inspections that could be costly.

10. D. All of the above

A home inspection report will be useful over the long term to whoever orders it. For owners, a periodic home inspection can reduce surprise maintenance costs.

How did you do?

If you got eight or more correct, then award yourself an A. If you got six to seven correct, then award yourself a B, and if you got three to five correct, then award yourself a C. If you got less than three correct, then let me know so I can re-write this book.