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Home Inspection Tip of the Month

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Avoiding Additional Inspection Trips

When arriving to perform an inspection, there are times the inspection cannot be completed because items or systems are “not readily accessible or visible”.

The North Carolina Home Inspector Licensure Board Standards of Practice define each as follows:

“**Readily Accessible**” means approachable or enterable for visual inspection without the risk of damage to any property or alteration of the accessible space, equipment, or opening.

“**Readily Visible**” means seen by using natural or artificial light without the use of equipment or tools other than a flashlight.

The South Carolina Standards of Practice defines “accessible” as follows:

“**Accessible**”: Admitting close approach, but which first may require the removal of a panel, door or similar covering of the item described, without damaging the building structure or finish.

In my experience, these situations normally apply to (but are not limited to) the water heater, electrical panel box, furnace/air handler, and the attic. If clear space is not maintained or provided around and to these items, they will be noted in the report as items “Not inspected – Not accessible or visible due to storage items, furnishings, or otherwise obstructed”.

If an item(s) is noted as “Not Inspected” in the home inspection report, the client may wish the item(s) to be inspected prior to closing. To do so, an extra trip is involved as well as an additional inspection fee.

This can be avoided by making sure the homeowner/seller understands the appliances, electrical panel boxes, HVAC equipment, and attics are part of the inspection and these should be readily accessible and/or visible at the time of inspection.

Hope this information helps and Good Selling to You !

Note: The content here is based solely on my opinion, experience, and knowledge of home inspections. Additional sources of any information that may appear in the letter will be so noted. This newsletter is the exclusive property of Arrow Home Inspection Service, LLC.