



Home Inspection Infographic – 2024

(compiled by North Star Home Inspections, LLC)



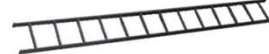
Is a home inspection expensive?

Well, does it make sense to spend

About \$500 to understand any defects on an asset valued at over \$715,000?

Most people say “yes!” Why take a risk?

Inspections reduce risk!



Why have a home inspection performed when buying a home? There are several reasons – that protect your personal safety and your investment. Here are the top motivations:

- There may be defects that are not obvious to the buyer.
- Sellers sometimes hide or down-play defects.
- Home Inspectors do not have a financial interest in the sale.
- Often defects are related to improperly managed water or moisture.
- Big ticket fixes should be known by all parties and must be discovered by a trained eye.

Did you know...

86%

86% of home inspections reveal something that needs to be fixed.

46%

46% of people use home inspections results to negotiate a lower sale price. This often saves \$14,000. Not bad for only spending roughly \$500...far less than 1/1000th of the purch. price

88%

<1%

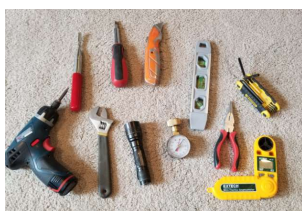
88% of homebuyers get a home inspection



343,100 homes experience a structural fire in the U.S. each year. These cause more than \$9B in damages; every 23 seconds, a local department must respond to a fire somewhere in the U.S.! On average, house fires cause 2,840 deaths each year. Ouch! In 2021, there were more than 11,000 fire-related injuries from 338,000 house fires! Inspections reduce fire risk. Considering new construction? 66% of buyers feel some form of regret about the home-building process including 26% who wish they had bought an existing home!



Many homes have electrical deficiencies



ASHI (the American Society of Home Inspectors) and InterNACHI (The International Assoc. of Certified Home Inspectors) are membership organizations for professional inspectors. See www.ashi.org and www.nachi.org



Tools, gadgets and software? Huh? Yes... modern inspectors often use ladders, moisture meters, thermal imaging, and other tools to check the roof, foundation, plumbing, interior walls, exterior of the home. They report this in a software generated report... complete with photographs! This can be used for many reasons including to document defects.

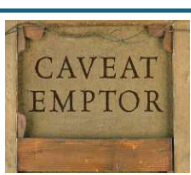


Some belong to the Virginia Assoc. of Real Estate Inspectors See www.varei.org



Smoke detectors save lives!

Sources of this data include www.rubyhome.com (Tony Mariotti), Consumer Products Safety Commission, & www.realestatewitch.com; created by North Star Home Inspections, LLC at www.northstar-homeinspections.com



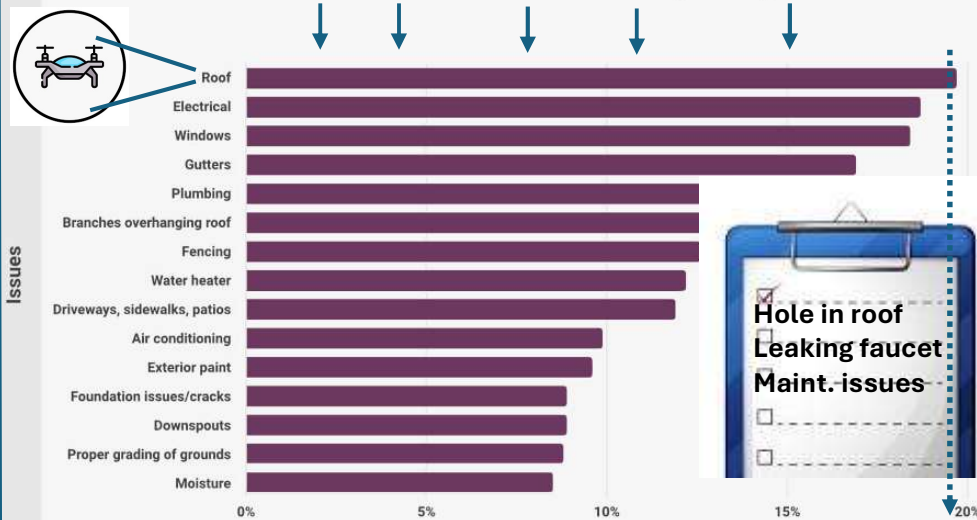
What does caveat emptor (i.e., “buyer beware”) really mean? In Virginia, the present and historical legal environment places an obligation on a buyer to know what they are getting into; it is your responsibility to inspect the condition of a property before you decide you want it. You can waive (or negotiate away) your inspection but this is not recommended. Some properties are sold “as-is”. The law won’t help much after the fact; proving that a person lied or knew about something is very difficult if you were ever to sue a seller. Virginia is a Buyer Beware state.

Are radon, termites, and mold a big deal? Well... it depends. If these phenomenon are suspected or identified, it is **highly** recommended that they be investigated. Remember that radon is the 2nd largest cause of lung cancer (after cigarette smoking). Mold is known to cause health related issues for adults and children; termites can eat wood very rapidly and are often not discovered until they’ve caused significant damage.



No home is defect free esp. New Builds

Common Issues Found Home by Inspections



Is radon high in Virginia? Yes, there are some regions of Virginia that fall into EPA's Zone 1 risk category (greater than 4 pCi/L). These are especially prevalent on the west side of the state and run along the Blue Ridge Mountains.



What is radon anyway? It is a gas emitted by minerals buried in the earth, often under homes. It is impossible to detect without special tests. According to the U.S. Environmental Protection Agency (EPA), radon contributes to an estimated 7,000 to 30,000 lung cancer deaths per year. See www.vdh.virginia.gov for details.

Clues related to moisture damage can often be seen by a trained eye. Inspectors specialize in finding clues that forewarn a buyer of something hidden or deeper. In general moisture is the most common problem. It makes sense to hire a trained eye to spot issues.



Are home inspectors regulated? Yes...some heavily. In Virginia, the Department of Professional and Occupational Regulation (DPOR) Licenses home inspectors and enforces continuous education, ethical behavior and may help in a dispute. See www.dpor.virginia.gov



Can home appliances cause risk? Yes! The United States Consumer Product Safety Commission (see www.cpsc.gov) posts notifications when consumer risks are elevated due to consumer product malfunctions. One recent example: “Samsung Recalls Slide-In Electric Ranges Due to Fire Hazard”. This is government at its best: protecting the life and safety of its citizens. Ask inspector Dan about fire retardant treated wood sheathing.