

Official Interpretation

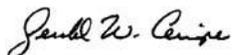
By Order of the
North Carolina Home Inspector Licensure Board

Subject: Probing exterior wood components.

- Q. The new rules regarding probing exterior wood components “where deterioration is suspected” may force me to incur liability for damage to those components. How should I proceed?
- A. Proceed with caution and use common sense. The Board does not expect inspectors to go around poking holes in soft wood and leaving the house looking like Swiss cheese. However, most experienced inspectors know how to gently and carefully press on material that looks damaged to determine if they are. The point of this rules change is this: we have found in disciplinary hearings that some inspectors fail to report extensive exterior damage, and use the excuse that they couldn’t find it without damaging it. This change is intended to close this apparent loophole. We believe it will protect the public without unduly increasing the liability of the inspector.

Date Approved: June, 2000

Effective Date: July, 2000



Gerald W. Canipe

Chairman

North Carolina Home Inspector Licensure Board