

13. Ongoing monitoring

Your inspection is like a “snapshot” of the property’s condition on a specific date and time. Those conditions will change, so you need to keep inspecting your property during the time you own it. Verify that the air conditioning condensate water is draining properly to the exterior or other source after operation on a hot day. Verify that the dryer vent is exhausting properly. Verify that the gutters and downspouts are performing during a hard rain. Verify that no water is ponding on the property after a hard rain. Verify that no dimming or flickering of lights occurs. Verify that no repeated resetting of any circuit breakers is necessary. Verify that the quantity of the hot water supply is adequate. Verify that the performance of the HVAC systems are adequate. Verify that any thermostat controlled electric attic fans are operating. Verify that no leaking is present in the attic area during a hard rain. And inspect any of the other concerns that were mentioned in **Your Home Inspection Report**.

14. Personal property

Certain appliances are considered personal property, even when conveying with real estate. Testing, inspection, analysis, or opinion of condition or function of personal property is not within the scope of a home inspection. Such personal property includes, but is not limited to, space heaters, window air conditioners, refrigerators, freezers, washers, dryers, washer/dryer combination units, televisions, stereo systems, and countertop microwave units.

15. Property inspectors as movers

I often get asked why I didn’t move something during the course of my inspection, and every answer I give always comes back to insurance concerns. I do not know what’s in the boxes, how much an item might have cost, or the special sentimental history of any item, so my insurance precludes me from moving something and possibly damaging it. Even the unlikeliest-looking item could be a priceless heirloom, or a priceless heirloom or artifact could be in that common cardboard box. I don’t like to damage things (I would feel pretty bad if it happened), but even when I do, I still don’t like paying for it. So I don’t want to be paying for something that someone said I broke or damaged (it might already have been broken or damaged), like the last known picture of someone’s grandmother or the priceless Ming vase from China (what’s it doing in the attic if it’s so priceless?). Unfortunately, there are plenty of horror stories in the property inspection industry about inspectors moving things and damaging them, and my insurance premiums are already too high, so I just don’t move things.

Additionally, if I were to move only one item, I might be asked why I didn’t move every item. Where do I draw the line? Obviously, time constraints preclude me from moving every item, so, again, I just don’t move things; it’s either all or none. Remember, property inspectors are not movers, and I do not know of any movers who are property inspectors. They are two different professions.

If you have any concerns about an area that was not visible or accessible at the time of the inspection, which is pretty common in furnished homes, you should make sure that those areas are looked at again before close of escrow. A good time to do that is at your final walk-through. I am available for re-inspections when conditions warrant it—remember that I am a professional, so I do charge for my time.