



Home Inspection Services

Newsletter

October 1, 2006

Educational Section: **Building Permits**

Obtaining building permits for remodels, additions or new structures is required to ensure that work meets current building codes and safety standards as well as zoning and set back requirements. Obtaining proper permits protects you and future owners. If you are in doubt as to whether a project requires a permit, call your city or county's building department. Most projects involving electrical and plumbing work require a permit and appropriate oversight by the local building inspector.

Buying properties that have additions or have been remodeled: It is prudent to ask the seller if permits were obtained for a significant remodel or addition. Be sure to obtain a copy of the permits. If there are no permits, we recommend that the seller obtain a permit "after the fact", and deal with any compliance issues that might arise. When you subsequently sell the property, be prepared to provide the buyer with these permits. If you buy the property "as is" and significant work was done with no permit, you may be responsible to bring the property into compliance if that ever becomes an issue with the local authorities. Remember, all it takes is a neighbor's complaint to kick off the investigation process.

Selling properties that have additions or have been remodeled: Provide the buyers with the permits; this will give them comfort that the work was done to code at the time of the construction. Additionally, they will need these permits when they resell the property. If there are no permits, this should be declared in the seller's disclosure (SPDS). Anticipate that savvy buyers will ask you to obtain the permits "after the fact". This is a prudent request on their part.

Summary: Doing work? Obtain the appropriate permits and have them available when you sell the property.

Inspection Item for Oct.: Termites

(Each month, we select appropriate items so that over a 12 month period you are reminded to attend to most common household maintenance/inspection items.) Pest professionals recommend that Arizona homes be inspected for termites annually. If evidence of termite activity is found during the annual inspection, damage is generally not an issue. Many pest companies perform these inspection **for free** “in hopes” of finding and selling a termite treatment. **NOTE:** The monthly service that sprays your home for insects (not termites) is not inspecting for termites.

Question of the Month: Pool filter run time?

The rule of thumb is 1 hour for each 10 degrees of water temperature. So in the winter with water at 60 degrees, 6 hours is recommended while in the summer, 9 hours is typical. Run the pump at night to take advantage of lower electricity rates. As with all guidelines, start with the above and adjust based upon your filter capacity and efficiency.

Safety Tip of the Month: Carbon Monoxide Monitor

If you are utilizing gas to heat your home, we recommend that you install a carbon monoxide (CO) alarm. It doesn't matter if the gas heater is on the roof since it is possible for CO to enter the ductwork through the heat exchanger. CO monitors are typically \$30 to \$50. Remember, heating season is just around the corner (honestly).

Drawing for October: Bottle of Red Wine- Lauren's Pick

To enter, send a reply email with “October Drawing” in the subject along with your name and Ph# to Lauren@hainspect.com George J. from Chandler was September's winner.

Let our experience work for you. Over 10,000 inspections performed!



Daryl Gates



Mark Andrews



Lauren Andrews

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To opt out of receiving our monthly newsletter, please send a reply email to lauren@hainspect.com with “please remove” in the subject line.

*In case you're wondering, the picture is of me (in May) during a week long backpack in the red rock canyons along the Escalante River in Southern Utah. I was an assistant leader of a group of 10 men and women who enjoyed a week in the wilderness in this beautiful area. We forded the chest deep 45 degree river water many times.