

How would you rate the current NC Standards of Practice requirements as it serves the public? (Scale: 1 Poor - 5 Great)	How would you rate the current NC Standards of Practice requirements as it serves licensed home inspectors? (Scale: 1 Poor - 5 Great)	How would you rate the current NC Standards of Practice requirements as it serves licensed real estate agents? (Scale: 1 Poor - 5 Great)	What changes if any are needed to SOP requirements for inspection, operation and reporting on Smoke Detectors and/or Carbon Monoxide alarms?	Should the SOP include requirements for inspecting, testing AND reporting on the operation of Ground Fault Circuit Interrupters (GFCIs)?	Should the NCHILB develop clearer requirements for the Summary Page?	Do the NCHILB Code of Ethics need more specific limitations on the amount and types of expenses allowed for advertising, marketing, promotional activities and gifts?	Please explain your answer to the Code of Ethics question above.
5	5	5		No	No	Maybe	
4	4	3		No	No	Maybe	Advertising and marketing are part of any business model. Promotional activities should be geared towards clients and not real estate agents. Gifts? Why would anyone give gifts? If you are giving gifts to obtain access to clients, then the person receiving those gifts is probably violating some sort of professional ethics.
5	4	3		No	Yes	Maybe	Certain realtor associations require fee/dues to be a member and have key fob access, etc.. This also opens the door for advertising through their associations, which may be a conflict of interest.
4	4	4	Don't see where any changes are needed.	No	Yes	Maybe	Don't really know how much more defined you could be on this area than what's already printed in the SOP.
5	5	4	None, Adding anything increase the liability to the inspector. If anything a blanket statement of it presence and it sounded with the test button and cannot check if it will work during a fire.	No	No	Maybe	Gifts an compensations from any party to sway or gain home inspections should not be allowed. Disclaimers if advertising with any Realty company that uses the inspector solely for financial compensation
4	4	4	I have no suggestions for this.	No	No	Maybe	Gifts maybe. That could be considered a bribe at a certain point, but why would we limit the amount a person can advertise, market, and promote their business? This is how we grow our businesses. If changes are made, there should be careful consideration that people's opportunities to grow their business are not hurt while closing any loopholes that some people may be using unfairly.
5	5	4	n/a	No	Yes	Maybe	HI's should disclose, in writing, to clients if they have spent any money with a real estate agent or firm in promoting, marketing or paying for meals, snacks, etc. with any firm if the client or seller is using a firm involved with the sale of the property. Otherwise, the inspector's promotional expenses are hidden from their client.
4	4	4	I believe we should include whether they exist or not and implication of not having them.	No	No	Maybe	Home Inspection firms that have more than 10 inspectors on their payroll should only be able to spend a set amount per year.

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4	3	3	The SOP should exclude detectors above a certain height, exclude the verification of interconnects,	No	Yes	Maybe	<p>How about enforcing what's there already. Inspectors still pay to play and appear on preferred vendor lists - all you have to do is a little detective work to find them. How about a dollar amount fine for a first offense? or a reward to others who turn them in.</p> <p>15 years licensed and at least every week I see another inspectors report that doesn't comply with the SOP or is garbage quality. The use of Spectora software in particular -many newbies use this software and it doesn't serve the client. One or more electrical defects were observed in the crawlspace... Electrician to investigate and repair.</p> <p>Seriously?? I'm sure realtors love it because the language is so vague. The clients love it because the report is just a big dog and pony show.</p> <p>But the COE says I can't disparage another inspector so I guess I'll just have to remain silent.</p> <p>The board has approved too many bogus schools for education churning out unqualified inspectors</p> <p>Why Report on GFCI's we're a confirmation of limitation State - I test every location in all currently required areas - I don't care when the house was built - no GFCI, it's a defect and a safety issue.</p>
5	5	5	None	No	No	Maybe	I believe what is listed as advertising, marketing, promotional activities, and gifts should be clarified. There is a lot of money ultimately being given to individuals in exchange for being placed on preferred vendor lists. Sometimes it is straightforward and other times times it's disguised. My understanding is this violates RESPA regulations.
4	4	4	Just presence or absence of units. Many are not tested currently with people working and schooling from home.	No	No	Maybe	I do not like the current pay to play that is out there like Keller Williams. Buying referrals is bad. Adding that a person can now buy meals and drinks for realtors is going down a slippery slope. So with this, now a person could buy meals for Realtor (who always want things for free anyway) every day. What "low cost" is to one person, is much greater to another with more disposable marketing dollars. I know inspectors that think \$7 combos are expensive, and others that think \$50 lunches are typical. Bad omen of where the Realtors would love for us to go. Give them even more to slide business to one inspector over another.
5	5	5	I think these are extremely important for home inspectors to check and verify for operation. This should include location and whether or not they are removable. If the seller takes them, the building is no longer protected. Noting battery life/operation is important and notice to buyers about annual battery checks and their importance.	No	Yes	Maybe	<p>I often reading Board actions regarding the criteria but the original exam initially did not cover ethics much so I do recommend scenario based examples. Not all specifics can be covered, but the absolute do's and don'ts should be spelled out.</p> <p>Glad you are doing surveys. Would like more general room for other comments in the future if I can think of anything. Thanks!</p> <p>An example comment on this would be real estate people themselves with comments I have heard of/seen like : "Yea I recommend xxx person... He does all my inspections." To me that is a red flag so how is that addressed by the Board? Seem like a limitation or percentage needs to be placed on realtors as the client is the customer and if a realtor is always using the same inspector, that smells of potential issues.</p>

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3	3	3		No	Yes	Maybe	
4	4	4		No	No	Maybe	
4	4	2	Since most are attached to wireless alarms and the inspector may not know about the alarm, a statement would be better that we report about the presence, but not test them.	No	Yes	Maybe	It is fairly vague as currently written.
5	4	5		No	No	Maybe	It still seems that some advertising could also result in exclusive gains. If a HI advertises with an agent but nobody else wants to or does, that should not be a violation but it seems it could be interpreted as such. Unless it has been a serious problem in the past, it seems that this form of advertising shouldn't be villainized. This shouldn't be confused with taking gifts or quid pro quo arrangements. I don't believe those should be allowed
5	5	5	none	No	No	Maybe	
5	3	4		No	No	Maybe	
3	3	3		No	No	Maybe	
4	4	4		No	No	Maybe	Not had a problem with it.
4	4	3	none	No	No	Maybe	Nothing should be allowed that could create a conflict of interest. Real estate agents should ONLY be allowed to provide a list of ALL inspectors serving the area in question.
1	3	5	Disclaim that this should be verified before occupancy	No	No	Maybe	only if there is the potential to enforce it
5	5	5	#1 Remove the requirement to operate smoke/CO d	No	No	Maybe	
4	4	3	SOP is clear about Smoke detector's need more and complete clarity for Carbon Monoxide detector requirements	No	No	Maybe	So that every inspector is playing by the same rules, I think that the board should be very clear about what is and is not allowed.
3	2	3	Use the ASHI SoP wording. BTW, they are smoke alarms. Smoke detectors are part of an alarm system.	No	Yes	Maybe	The proposed wording will do no harm, but I'm not sure it's worth the effort. If we're going to the effort of changing the general statutes, there are far more important changes that need to be made. Among these are changing the exam fee to allow use of the NHIE instead of a state test that is not psychometrically valid.
4	4	4	None	No	No	Maybe	WE ARE DEALING WITH THE FOX IN THE HEN HOUSE  Nothing will change as long as Realtors and anybody with an interest of the deal / home getting to closing is eliminated. If you limit monies, sponsorships \$\$, providing realtor education free or for a fee and renting an office in the same building as Realtors or Brokerages then the next step is targeting RealEstate schools for advertising, providing realtor CE and mortgage companies. This will be a never ending issue until the FOX IS REMOVED FROM THE HEN HOUSE. So either totally STOP this or get OFF the subject TOTALLY!
4	4	2	Code definition as to when required, when they needed to be hard wired, how many and where placement. As well as reporting on requirements for flip homes	Yes	Yes	Maybe	As an inspector become friendly with an agent(s) what is the fine line for gift giving.
5	5	5		Yes	Yes	Maybe	
4	4	4	None	Yes	Yes	Maybe	Clarity is always a good thing. Clarifying types and amounts of gifts elements gray areas.

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4	4	4	This should be the purview of a fire official not a home inspector.	Yes	Yes	Maybe	Competing adjective/compliance paring like Fast as in Fast reports, where adjective could be perceived as lessening any aspect of public safety should be avoided. For example, if I advertise fast reports am I compromising my ability to protect the public? Probably. Since this is allowed verbiage it puts me at disadvantage for gaining market share by producing thorough inspections with compliant reports.
5	4	5		Yes	Yes	Maybe	
5	4	4	None	Yes	No	Maybe	
5	4	4	None	Yes	No	Maybe	For companies that are starting up, it is difficult to compete with some that have been around for many years and are well established with realtors.
5	5	5	I believe the current standard is satisfactory. The individual inspector can make additional comments on his or her report as applies to the individual home. (Safety is the primary consideration)	Yes	No	Maybe	Gifts to realtors in exchange for inspections conducted for their clients based on their personal recommendation should not be allowed.
5	5	5		Yes	Yes	Maybe	Gifts to realtors sound like a bad idea to start but other than that we should have freedom to advertise or offer promotions as we see fit to advertise our business.
4	3	4	None that I can think of.	Yes	No	Maybe	I agree with the proposed legislative change.
5	5	5		Yes	Yes	Maybe	I am semi retired and not as involved with Home Inspections as much as others.  I do more as a Certified Building Official, CBO, ICC Codes, NC/SC GC, NC,SC Realtor and winding my career down to spend more time with Grandkids. 👍
5	3	4		Yes	No	Maybe	NCHILB has always done an excellent job since the HI license was created in 1997 +/- I believe gifts and promotional activities should be more defined, the can come off as "bribes". As far as expenses for marketing and advertising, I think it should be up to the inspector or the inspectors business how they market/advertise so long as it doesn't come with any promises, such as, use me and get "\$X gift card amount" or anything like that.
5	5	5		Yes	Yes	Maybe	
5	5	5	I	Yes	No	Maybe	
5	5	4		Yes	No	Maybe	
4	4	3		Yes	No	Maybe	I do very small number of inspections, therefore do not have any budget for promotional activities or gifts...
4	2	3	this seems pretty self explanatory to me but I have a 26 year background in the fire service.	Yes	Yes	Maybe	I don't have any issues with the CoE but if there was enough concern to pose the question here, there may be a need to clarify or be more specific.
5	5	5		Yes	No	Maybe	
5	5	5	State code has changed for CO detectors and I don't know that our SOP reflects this. In my opinion a statement making clients aware of need to check smoke and CO detector operation is the most important thing anyway. The detectors need to work when the client lives there not when the inspection is done "x" days before.	Yes	No	Maybe	I dont know of anyone in my area doing anything that would be excessive but if they are I guess it should be looked at. I dont really market other than a web presence so cant say really.

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4	4	4	I think you should test all smoke detectors because that can be a major safety issue if there was a fire and it didnt go off.	Yes	Yes	Maybe	I dont think the money spent on the marketing should but some of the ways it is done with realtors yes.
5	5	5		Yes	No	Maybe	I feel that excessive gifts, or expensive gifts, or promises of gifts is treading around bribery. If it is the normal practice, it definitely makes it hard for new inspectors to get work. As far as marketing and promoting your business, I don't believe there should be a limit on what a company does in that regard. A person has the right to promote/advertise however they choose, whether it be online ads, radio, even TV. They choose whether or not to accept those charges for the ads.
5	5	5	I think locating and reporting on the number and location of each, then actually testing(excluding if they are tied in with the alarm system) a representative number of the devices makes sense. Then drive home the highly recommended monthly testing	Yes	No	Maybe	I have been asked to come speak with large groups of Realtors in the past, only one of these events I did inside my first year of inspecting. I was not exactly clear then on what was considered accepting and receiving gifts. I am very careful to stay away from any of those offers now from Realtors/Firms. I do think a more clear understanding of whats accepted as far as marketing ones business from the NCHILB perspective, would be great. Thank you.
5	5	3		Yes	No	Maybe	I have no issue with COE but someone else may.
4	4	4	I think additional information about smoke detectors and co detectors that are linked to security systems should be addressed	Yes	Yes	Maybe	I need to evaluate that a little bit further but no one wants to get in trouble for a rule violation, but we also have to advertise effectively in an ever changing advertising market
4	4	5	Inspectors should have no liability for damages caused by a failing detector. Testing a detector using the test button really only tests the test button. Additionally, testing only determines if the item is working at the time of inspection... not days, weeks or months later.	Yes	Yes	Maybe	I stay very far away from any questionable tactics, so I'm not concerned either way.
5	5	5		Yes	No	Maybe	
4	4	4	I think the current SOP for the inspection is appropriate.	Yes	No	Maybe	I think it may need to specify what is considered a gift or not and/or it should be better enforced.
5	5	3		Yes	No	Maybe	
5	5	5	Exclusion for detectors linked to alarm systems that may cause an alarm to activate.	Yes	Yes	Maybe	If licensed company owners are restricted/limited in advertising and gift giving with regards to real estate agents, then so should a non-licensed company owner. Level the playing field by either allowing all to engage with agents or by restricting all parties completely.
4	3	3		Yes	No	Maybe	
5	5	3	None, I list all smoke and carbon monoxide detectors good, bad or missing especially on houses with or without gas appliances/garages/fireplaces.	Yes	No	Maybe	If the gifts you give to Real Estate Agents like expensive meals, money and favors doesn't allow other inspectors to share in firms inspections.

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5	4	5	The SOP should require the operation of the test features of accessible installed smoke alarms and CO alarms. They should not be referred to as "detectors". The SOP currently just requires "inspection". The SOP should require that inspectors report on their findings concerning these devices.	Yes	No	Maybe	I'm perhaps forgetting the history. Didn't the board attempt to add some clarity to this issue in the past? I know there's nothing in the SOP or COE except what's listed in Section .1116 (e) and (j). Those sections seem pretty clear to me. But if inspectors or agents are cutting corners or giving the appearance of shading the ethical lines, then more specificity may be needed. Is the board getting reports of malfeasance?
4	4	4		Yes	No	Maybe	It is an unfair advantage that Inspectors with higher incomes can buy expensive gifts for realtors or real estate offices. Maybe limits should be set and clear?
4	4	4		Yes	Yes	Maybe	
5	5	3		Yes	No	Maybe	It should be clear no advertising, marketing, promotional activities, and gifts to buy your loyalty of a realty firm.
3	2	5	I hope we will not be required to report/test/operate alarms that are part of installed security systems. We should not have to jump through hoops to get updating on summary page. No, it was not code when house was built, but simple common sense to update. People don't read the report as every inspector knows. The summary is often all that is read. Maybe your question should be "Should we delete the Summary from report?" Why the SOP caters to realtors is beyond belief.	Yes	Yes	Maybe	It should be reviewed and discussed as to any specific concerns or actions taken by inspectors that are cause for concern. Unless gray areas are being exploited why add laws/rules. We have enough already. If there are specific concerns, let us know in detail and then we can actually answer these types of questions in a fair manner.
5	5	5	No change	Yes	No	Maybe	Just more clarification.
5	4	5		Yes	No	Maybe	
4	4	4	Nothing specifically ..... currently recommend for Safety they be replaced if older than 10 years. Some say 5 years! ..... even if working when tested at alarms.	Yes	No	Maybe	Like \$ limits on gift value per agent/per year...
5	5	5	Since smoke detectors my work using the test button even if the sensor inside is defective, this can add liability to the home inspector, and provide a false sense of security to the occupant. It is recommended that all smoke detectors be replaced after 10 years. I believe testing them should NOT be part of the SOP, just whether they are present or not.	Yes	No	Maybe	Make sure the intent is communicated without excessive verbiage. Do "loopholes" need closing up?

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5	4	5	While age cannot officially be determined from detectors, it should be commented on. With the estimated lifespan of a smoke detector being 10 years, it may still function when the button is pressed but no longer be effective at detecting smoke.  Possible mandatory statements about where they should be located within the home.	Yes	No	Maybe	Maybe a general statement about tracking expenses and being able to produce them if requested? That way if there is any accusation of bias of interest, it could be evaluated.  This on is difficult, as some can afford to spend more in marketing and promotional items than others. The board should not have to be tasked with an extra level of monitoring being added.
5	4	4		Yes	No	Maybe	Maybe consider a dollar amount Range for "gifts"....
4	4	4	None	Yes	Yes	Maybe	Maybe, because personally I am not having any issues with current limitations. I do not have enough information on what others are experiencing to make a yes or no decision.
5	5	5		Yes	Yes	Maybe	More guidance is usually helpful in any situation.
3	3	4		Yes	Yes	Maybe	
5	3	2	Present or not for both with dates showing when they were located and in what areas.	Yes	No	Maybe	No kick backs should be allowed period! Advertising and marketing should not be a concern of the state since everyone is privately licensed and should be able to provide documentation (if needed) to explain they were using their money to grow their business...not buy their business. NO PAY TO PLAY
5	4	4		Yes	Yes	Maybe	Not aware of any problems currently. A brief explanation of concerns would be helpful to form an opinion on this topic.
4	3	5	None	Yes	No	Maybe	Not sure what other inspectors are giving
5	5	5		Yes	Yes	Maybe	
4	4	4		Yes	No	Maybe	Not sure what the question is is talking about.
4	2	4	The ambiguous part is concerning interconnectivity between detectors and between floors..!	Yes	Yes	Maybe	Not sure.
5	5	5	None	Yes	No	Maybe	Not sure. I was under the impression that gift giving was out of bounds.
5	5	5	Age limit/location should be a defect.  Example, you have to get a permit to remodel the 30 year old kitchen. Therefore, there should be GFCI protection for receptacles.  Influence/awareness to update SD/CO detectors.	Yes	Yes	Maybe	Should not be as restricted!
5	5	5		Yes	Yes	Maybe	
4	4	4		Yes	No	Maybe	
4	4	3		Yes	Yes	Maybe	Some real estate firms have listings of recommended home inspectors. However, they cap it at three inspectors. I feel like there should be some clarification with the brokers on if this is an ethics violation or not. Multiple real estate offices in my area won't allow me to give their agents my information unless I pay them hundreds of dollars a year. And then they limit the number of inspectors that can do that.
4	4	3		Yes	Yes	Maybe	

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4	4	4	none	Yes	No	Maybe	The board will do what they want to.
3	3	4	The operation of smoke detectors and/or carbon monoxide detectors	Yes	No	Maybe	
5	5	5	Additional guidance on who to contact to test a central system may prove beneficial for the home owners/buyers.	Yes	Yes	Maybe	The SOP comes across as it being a conflict to do anything for a realtor or referring body other than drop off promotional materials such as cards & brochures. Pens may be a conflict. Many times items would be given to said person in a time when their is no interest involved, i.e. just meeting for lunch with no inspection between the HI & REA clients. It may be a fine line to walk. But as responsible adults we should be given the option to walk that line. If some prove too irresponsible to walk said line they, and only they, should be investigated and punished if found to be in the wrong. The NCHILB already finds us responsible enough to go into occupied homes unaccompanied. Based on the few disciplinary actions I see in the HI directory, we all take that responsibility, along with the overall responsibilities of being a home inspector, very seriously.  Thank you!
4	4	3		Yes	Yes	Maybe	
2	2	1		Yes	No	Maybe	There should be more questions on how to change the standards of practice to benefit home inspectors. I feel like the inspection report is more of a style and material issue that is about focusing on inspection itself. Too many requirements for certain materials of a house that need to be noted in the inspection report. It's distracting needs to be relaxed somewhere so we can focus on the job at hand such as defects.
4	4	4		Yes	No	Maybe	
5	2	5	exclude them, half the time they are out of reach or you cant read them to confirm if they are co2 so you have to report not present to cover yourself	Yes	Yes	Maybe	When inspectors work for a scheduling service thats owned by the real estate office coordinator and is located in the real estate comapnies buding there has to be a conflict.
5	5	5	None	Yes	Yes	Maybe	
4	5	5	None	No	No	No	
3	1	5	none	No	No	No	
4	4	4		No	Yes	No	2 overall concerns: 1. AFCI and GFCI devices should Not be required to be tested incase the unit(s) fail to reset during the inspection. 2. Currently Dishwashers are required to be ran for a full normal cycle with heated dry. Discussions and revisions may be necessary as manufacturers are making units with a normal cycle that last 3 or more hours. This excessive inconvenience and duration effects both inspectors and occupants/home owners.
4	4	4	None	No	Yes	No	
4	4	4	None	No	No	No	Amount for sure should not be regulated, that is an individual business decision and if someone makes a non profitable decision that's on them. The only thing I see or get asked is for that May need addressing more clearly is direct dollars to Realtor marketing funds that if you don't contribute you don't get business. That paid relationship is often cleared by a Respa lawyer, which makes it difficult to step away from. There are some realtor relationships and brokerage relationships that are non starters unless you're willing to contribute to some sort of marketing fund that help generate profit for the agent. They don't care about our code of ethics only RESPA, hard to make that stop unless Respa changes.



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5	5	5	Should be left as is. Alarms are tested to prove functionality	No	No	No	Any money spent is done in an effort to gain business or market your company. You can't spend but so much to get new business
5	4	4	No change	No	No	No	Code already specific
4	3	4	None.	No	No	No	Current requirements on advertising, marketing, promotional activities, and gifts are sufficient.
4	3	4		No	Yes	No	
4	4	4		No	No	No	How one runs the business side of their operation should not be of your concern. The good ones will rise and the bad ones will weed themselves out.
5	5	5	None	No	No	No	
5	5	5	As long as the home inspector confirms that all are tested, operational, and in the proper location, the client has been served well.	No	No	No	I feel that the code of ethics is clear as written.
4	3	3	The requirements are not clear. It states that: 8.1 Th	No	Yes	No	
4	4	4	None, .1110 Electrical (a-8) and (d) covers it.	No	No	No	I think it is up to each individual on what they want to spend and advertise.
			N/A				I think that marketing, advertising and gifts are tools that can be very beneficial in building rapport and strengthening business relationships. I also feel it is difficult to draw a line on what types of these tools would be acceptable and trying to regulate, or determine the amount that one may spend on these tools would be a challenge. I think the most important consideration should be the goal or intent of the tool. Inspectors should not be bribing agents and agents should not be bribing inspectors for business. But sponsorship opportunities and reasonable gifts should be permissible and acceptable.
5	3	5		No	No	No	
4	4	4		No	No	No	
3	3	3		No	No	No	In my opinion the code of ethics is clear.
5	4	3		No	No	No	Inspectors should be able to manage their businesses with little oversight. Different areas will require different techniques for growing a profitable business.
5	5	4		No	No	No	
4	4	4	none	No	No	No	It is easy to follow now
4	3	2	None	No	No	No	It seems adequate as it is
3	3	3		No	No	No	It's a simple answer
5	4	3	No changes are required	No	No	No	Limits are stated and need no further explanation
5	5	5	None	No	No	No	
5	1	5	Make it standard for every home to have new ones installed.	No	No	No	More power to the people, less power to the government. At some point y'all will say none of the above is allowed if we let you. Your out to get the inspectors. Stop.
5	5	5	n/a	No	No	No	n/a
4	4	3	None	No	No	No	No action needed
5	5	5	None	No	No	No	None

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5	5	5	Nothing in the SOP - Give guidance/language options, share with licensed inspectors and post on the boards webpage.	No	No	No	Not sure what the goal is here. When you specify limitations then they must be specifically enforced. When you use a broad stroke, the interpretation is then up to the licensing board for enforcement and recommendations.  The SOP and Code of Ethics should be broad and not narrow in focus. When an issue arises, then each issue can be dealt with in a statement/directive give to all licensed inspectors with notice given on the board's website.  Examples: Wording for bonding of gas meters, synthetic stone, etc.  Given guidance is leadership and brings about discussion when necessary. Rules and Recommendations can be specific without adjusting the SOP.
5	5	5		No	No	No	
4	4	4		No	No	No	Only some of play by the rules. Increased limitations would only further punish those who follow the rules
3	3	3	None	No	No	No	
4	4	4	None	No	No	No	Please don't build fences between myself and how my business can operate successfully
4	4	2	Not sure	No	No	No	Really? Limitations on the amount of advertising expense for private businesses? Government Overreach! This is America not a Communist Country.
4	4	4		No	No	No	
5	5	5	None.	No	No	No	Some of those items are too hard to track and would ultimately be left up to each individuals level of ethics and conscience.
5	5	5		No	No	No	
4	2	4	None	No	Yes	No	The code of ethics goes to far in this area. It does not serve the public to limit how we market our services. This a free market, especially with advent of the internet. The code of ethics has no business interfering in how we market our self's.
4	4	4		No	No	No	
4	4	4		No	No	No	Ultimately, anyone trying to be unethical will find a way to work around any "letter of the law". Harsher wording usually ends up limiting normal positive interaction between individuals that would be following the "spirit of the law".  *Oh, I rated most things above as a 4 instead of a 5 because there is always room for improvement. Overall I am very satisfied with how the current SOP benefits and protects the parties involved in the home inspection process.  **I am also satisfied with the interaction that I have had through the years with the staff at the licensing
5	3	5	None	No	No	No	We should be able to advertise and do what is necessary to get ahead in this competitive field
5	5	5		No	No	No	We should not be limited as to the amount of money we can use for advertisement.
5	5	5	Would leave it as is.	No	No	No	We've been beat up enough! We are full grown adults now, treat us like it please!
5	5	5		No	No	No	

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5	4	5		No	No	No	
5	4	5	None that I see	No	No	No	Why are you thinking on hampering a private business by regulating how much they can spend on advertising, marketing, & promotional activities. I'm not even sure a limit is needed on gifts. If I have an agent that makes me a lot of money during the year, why shouldn't I be able to give them a gift. It actually how a lot of small companies do business, We all know that even that same agent will turn on you in a second the first time you say something in a report they don't like or causes them to loose a sale even though you just reported the facts of what you found or recommend and the buyers actually just had buyer remorse.
3	3	3	none	No	No	No	Why should the board be concerned with how much I can spend on advertising, marketing, promotional activities, and gifts? That seems way out of scope and not an ethical concern. I should have the right to spend as much money as I want on advertising/marketing. Concerning types of advertising/marketing/promotion, or gifts, I don't see how that's an ethical concern either. Just stay out of people's businesses. Don't make home inspection a socialist enterprise where the playing field has to be level for everyone so that everyone can get a participation trophy.
5	5	5	Define the amount of detectors needed inside of a specific sq footage. At the moment I only know how to say if they are present or not present or functional.	No	No	No	Why should the government decide what I can and cannot spend money on and why?
5	5	5	We should not be required to test smoke detectors, since many are found out of reach. We should simply check and state their presence or absence. It should be recommended to all new home owners the importance of checking the batteries, or better yet, replaing the alarms if they appear old.	No	No	No	
5	4	5	Quit giving us more bullshit. We are already one of the toughest states for a home inspector to conduct business..	No	No	No	You can waste the states money and time. The largest companies in the state can and will pay for lawyers and lobbyists to block it... Just like it was done before when you tried to license companies.
5	5	5		Yes	No	No	
5	3	4	None at this time.	Yes	No	No	A "Code of Ethics" should remain a broad set of parameters, not get into the weeds with more and more specifics.
2	4	2	It is impossible for an inspector to ensure the interconnectivity of all smoke detectors.	Yes	No	No	Advertising, marketing, and gifts should not be regulated by the NCHILB. Instead, focus on ensuring the every inspector is educated, performing, and being held accountable for a thorough inspection. Emoluments will never impact the quality of my inspection (neither the presence or ommission) However, when I was a new inspector, I did not feel secure in my reports and have since learned many things I should have done better. The NCHILB has the ability to improve real world application techniques but this is clearly omitted from training and testing. Quality videos or specific training in addition to the standardized state test would be more beneficial to the public and inspectors as a whole.
4	4	4		Yes	No	No	

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4	4	4		Yes	No	No	Believe it's sufficient.
4	4	4		Yes	No	No	
5	4	5	none	Yes	No	No	Current limitations suffice.
5	5	4	None	Yes	Yes	No	Current policies are clear and adequate.
4	4	4	"The home inspector shall inspect smoke detectors and install carbon monoxide alarms." Shouldn't the statement also include missing smoke and carbon monoxide detectors specifically bedrooms? If it's stated specifically in the SOP then the inspector will be following the SOP and not referring to "Code". It is a safety hazard.	Yes	No	No	Current statement is sufficient.
5	4	2		Yes	Yes	No	Dollar amounts allotted to advertising, marketing, and promotional activities should be at the discretion of each individual business, and must target entire groups, i.e. a realtor appreciation event, giveaways at realtor association meetings, etc.  Gifts from a licensee to a specific realtor, lender, attorney, etc. specifically related to an inspection should have clear dollar amounts per occurrence and a specific number of occurrences per individual realtor, lender, attorney, etc.
4	5	4	Don't press to test, it can activate an alarm to the FD.	Yes	No	No	Don't regulate the business side, stick to the the actual inspection part.
4	4	4		Yes	No	No	
5	5	3		Yes	Yes	No	Ethics should be a common sense approach.
4	4	4	N/A	Yes	No	No	Fine as is.
5	5	5		Yes	No	No	For the home inspectors it should be a black and white issue. Some discretion should be given to the investigator if a complaint is received.
5	5	4		Yes	Yes	No	
4	4	5	I have found some smoke detectors not accessible. Also, pushing the button only tells you that the alarm, sound is working. It does not tell if the detector would go off if it detected smoke. I recommend in my reports to replace all smoke and CO detectors in the house shortly after moving in. At least on CO detector on each floor and a smoke detector in every room except the kitchen and bathroom.	Yes	Yes	No	Good question! Ethics is in the person and the people they associate with. When I first got my licenses I thought I needed more experience before starting out on my own. I worked for one of those national companies. I learned what not to do and appreciated Ms. Bonnie and her class much more. I was told not to put many items in the summary section, real estate agents don't like that. Agents don't like cracks in the foundation and you recommending a structural engineer to further evaluate. Ethics is in the person.
4	4	4		Yes	No	No	

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5	5	5	In my experience the alarm systems in some newer vacant homes were connected to the alarm systems, testing these smoke detectors caused a response by police and fire departments. This response could pull the police and fire departments away from real needed presence. I am not sure what to recommend but I am sure something should be discussed on this situation.	Yes	No	No	I believe that now standards are to the point
4	4	4	None. I believe it is fine having to check for and report on presence or absence of common smoke and carbon monoxide detection equipment, but would not change having to check detectors that are part of a central system or alarm company. I just recently checked one only because the homeowners requested a pre sale inspection and were home during the inspection. So I figured it would be good to check it while they watched and was able to call and answer the alarm company when it went off. And it was quite a hassle with the alarm company, as they transferred us multiple times and getting the system reset was not fun and made it more of a technical inspection.	Yes	No	No	I believe the Code of Ethics are already too strict on this subject. It actually would be nice to buy a box of joe or like there of for a firm that treats us well.
5	5	5	I don't believe any changes are necessary.	Yes	No	No	I believe the current Code of Ethics is clear and reasonable.
4	5	5	No changes needed	Yes	No	No	I did not feel the board should be involved in this. Each licensee should be able to decide how they want to run their business and if it ever becomes an issue, the public has a right to seek legal matters
5	5	5	none	Yes	No	No	I didn't know there were limitations on these things now.
5	5	5	Are they present at inspected property. Do they appear to operational. Age of home and detectors date of manufacture. notify client that detectors do have a limited life expectancy and do require replacement with in a certain amount of years of operation. All detectors in home need to be checked regularly.	Yes	No	No	I do not have any suggestions at this time. Thank you
5	5	5	none	Yes	No	No	I do not think inspectors should be allowed to influence agents with anything of value except the service they provide their clients. It gives advantage to those with the money. We should promote our industry on our merits, otherwise we are just another drug company trying to get the doctors business.

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5	5	5		Yes	No	No	
5	5	5	None	Yes	Yes	No	I don't think any changes or additional limitations are necessary.  I think what needs to be added to the Code of Ethics is that clients paying at closing should be forbidden and real estate agents should be made to understand the conflict of interest that can develop when they encourage clients to pay for inspections at closing
4	4	4		Yes	Yes	No	
4	4	4	Clearer direction would be good. The smoke alarm i	Yes	Yes	No	
5	5	5	Feel it's pretty good.	Yes	Yes	No	
4	2	4	Home inspectors should state presence or absence of	Yes	No	No	
5	5	5	None	Yes	No	No	I see no benefit in a change
5	5	5		Yes	No	No	
4	4	3		Yes	No	No	
5	5	4	None - not experienced enough to voice an opinion	Yes	Yes	No	I think that making an industry more restrictive will only protect the more established businesses. It makes for an uneven playing field for new companies trying to get a portion of a market. Limiting advertising or market freedoms will not help those without an established name. It serves to grow established companies and leave little room for businesses such as myself to compete.
4	4	4	None at this time	Yes	No	No	I think the code of ethics is good where it is. No matter what you change it to someone is going to find a way to work around it. Some things just don't need to be changed.
4	3	4		Yes	No	No	
4	4	5	We test and report on them regardless of whether or not it is included in the SOP.	Yes	No	No	If regulations are needed why would they not be directed at realtors and what is ethical for them to accept vs saddling the home inspector with this responsibility. We are private businesses. The state should have no say in how we market our business. Marketing is one thing, bribery another. I know of inspectors that pay agents for exclusivity. Some agencies ask for payment to be included on their list (Keller Williams). This should stop and should be addressed by the NC Real Estate Commission as they are the ones that ask for and accept these payments. We do not participate in pay to play and stay very busy regardless.
5	4	4	They should all be replaced prior to closing.	Yes	No	No	In my 20 plus years of doing home inspections most realtors do not ask for gifts and/or expect to receive any.
5	5	2	None	Yes	No	No	Instead of addressing it in the code of ethics create videos and written real life scenarios where there are violations of ethics and share it with HIs, agents and members of the public.
5	5	5	None at this time.	Yes	No	No	It appears clear from my perspective.
5	4	5		Yes	No	No	It is properly defined as is.
4	4	4	None	Yes	No	No	
4	4	5	None	Yes	No	No	it is well written
5	5	5		Yes	No	No	It's fine the way it is
5	5	4	Should be mandatory	Yes	No	No	It's a business expense
4	4	4	Needs to be specific on how to test the equipment.	Yes	No	No	Its fine the way it is now.
5	3	3	No changes needed	Yes	No	No	
3	1	1		Yes	No	No	
4	4	4	Only report presence and location.	Yes	Yes	No	

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4	4	3	Smoke and Carbon Monoxide should be reported if they are "old"	Yes	No	No	My personal opinion is that the types of expenses and types should be determined by the inspector.
5	5	5	N/A	Yes	No	No	N/A
4	4	3	All detectors should be checked independently.	Yes	No	No	No explanation necessary. No pay to play should be allowed but I don't really care if someone is paying to play. If they don't do a good job they will not get work from agents anyway.
4	3	4	Difficult to assess due to current technology of sych	Yes	No	No	
5	3	5	None, it's needed.	Yes	No	No	No, it pretty much covers it.
5	5	5	None, perfectly fine as written in the SOP.	Yes	No	No	No, the NCHILB should provide general guidance on conducting home inspections for the state of North Carolina. However, the NCHIB should not give specific limitations on amounts and types of expenses allowed. This is the business end of owning a home inspection company. You will always have other home inspectors complain of unfair competition. However, nothing is stopping that home inspector company owner from doing the same thing. Business is competition and I DO NOT believe the state of North Carolina is in the business of picking winners and losers. Please, just provide the general guidance on providing home inspections, so we're all on the same page and let the business end of promotions, marketing, advertising and etc be on the company's leadership to decide what they will and won't do. This is call free market/competition.
4	3	4		Yes	No	No	
4	4	4		Yes	No	No	
4	4	4	there's far too many variables to allow testing; direc	Yes	No	No	
5	5	5		Yes	Yes	No	
4	4	3		Yes	No	No	
5	4	4		Yes	Yes	No	
4	4	3		Yes	No	No	
5	5	3	Test a representative number of alarms only. Home	Yes	No	No	
5	4	3		Yes	Yes	No	
3	3	5	None	Yes	No	No	Realtors drive the majority of business and current advertising regulations are sufficient. Inspectors are forced to dilute and or not report defects to keep good accounts.  Realtors run this industry like the " Wild West." I do not have a solution. When brokers tell you up front if you find any issues it will be your last home inspection for us, there is a problem.
5	5	5		Yes	No	No	
3	2	5		Yes	No	No	SOP Is clear about code of ethics.
5	4	4	Should be reported if presence exists	Yes	No	No	Suspected abuse of these items should be reported to the board and the board take them up on a case by case basis.
5	5	4	None	Yes	No	No	
4	4	4	None	Yes	No	No	The code is where it should be to keep everyone on a level area. It gives all businesses small or large the same standards.
5	5	5	None	Yes	Yes	No	The code of ethics are clear in their present form.

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5	5	5		Yes	No	No	
5	5	5	None	Yes	No	No	The Code of Ethics contains sufficient information/limitations on advertising, marketing and promo activities.
3	2	2	none - need to add afci	Yes	Yes	No	the draft bill allows for less limitations
4	4	4		Yes	No	No	
4	4	4	Additional clarification on the requirement/process for testing smoke/CO alarms when they are part of a whole-house security system (ADT, etc). Some false alarms have been set off by testing	Yes	Yes	No	The limitations are fairly clear, there just doesn't seem to be much enforcement of those limitations.
5	4	4	n/a	Yes	Yes	No	
4	4	4		Yes	No	No	The requirements work for my business as they are.
4	4	4	None	Yes	Yes	No	The state should not be able to tell me how much I can spend on advertising and marketing.
3	3	2	This needs to be part of the standards of practice	Yes	No	No	
5	4	4		Yes	No	No	
4	3	3	None	Yes	Yes	No	This is a market driven process to be left alone
5	3	4	I have had problems with smoke detectors. Some times when I test them it troughs some kind of signal and some times the will not stop peeping. As though a battery is low.	Yes	Yes	No	This is already a tough competitive business. I don't think we need anymore restrictions on advertising.
4	3	2	What's needed/required with relation to age of the	Yes	Yes	No	
4	2	3		Yes	No	No	Those are typical business expenses and should not be further regulated.
5	5	5	I think inspectors should report on the presence of and if they are within date. Testing sensors should fall outside of our capability.	Yes	No	No	Varying costs of marketing range depending on the medium and scale of use. We should not be hindered if we want to sponsor or market in this manner. This should be outside of the board's purview.
4	4	4	Shouldn't require testing as many are part of security systems now.	Yes	No	No	We don't need it.
5	2	5		No	Yes	Yes	
5	3	5	Level the playing field. Big box company's not able to give relastate company's, agency's, group's gratowatys of any kind to be preferred inspectors. ( this it not ethical.)	No	No	Yes	Big box company's are paying a lot to the relastate industry and are not giving the public good service. I have seen as little as one hour Inspections. I will never do that too any client.
5	4	4	None	No	Yes	Yes	
4	4	4	None	No	No	Yes	HI's should be able to pay to advertize and market their services just like any other business. "Promotional activities and gifts" diminish the industries' value and places the independent inspector at a disadvantage to franchises and multi-inspector houses. Also who determines what "low monetary value" is?
4	3	3		No	Yes	Yes	
5	3	3	None	No	Yes	Yes	I think the Code of Ethics is unnecessarily restrictive and limits promotional opportunities. At the same time I think the language lacks clarity with regard to outright banning Real Estate firms from charging or requiring inspectors to participate in funding the realtors advertising.



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4	4	3		No	Yes	Yes	
4	4	4	None	No	No	Yes	If you are not licensed by the state to do home inspections then you should not be able to advertise in any way to do home inspections. There are too many unqualified and unlicensed Home Inspectors who are using contracts that say they are not licensed and just doing punch list items on new homes for a small fee. If the large builders want to do quality assurance inspections by a private company there is not much that can be done to change that.
3	3	3		No	No	Yes	Im not sure why we are concerned about the code of ethics when it isnt enforceable. I recentlt complained to the board about one inspection company, located in Greensboro, that throws a large annual Christmas party catering to realtors where they wine, dine and give away large expensive gifts. I was told the boards receives numerous similar calls weekly and theres nothing the board can do.
4	3	2		No	No	Yes	In most of the facebook home inspection groups, the question of what is the best way to generate business is almost always answered by providing realtors with food/lunch. For me it feels like we are paying for recommendations from realtors, in hopes of providing services to their/our clients. In short, providing meals may or may not be a deciding factor, but inspectors feel that realtors have too much of an influence on who inspects the house that they have a financial benefit in.
4	4	4	security system smoke and CO alarms should be excluded	No	No	Yes	In our market (one firm that we know of) constantly markets to realtors by offering warranties/guarantees that they likely never intend to honor; a well as throwing parties for and gift giving to realtors. This in our opinion is buying the market and may result in poor representation for the actual clients that are purchasing the home inspection. Also years ago and this may still remain present today, some RE firms required payment to be listed as a potential vendor. These lists that the RE firms maintain also exclude some home inspectors for other reasons that are not fully explained.
3	3	3		No	No	Yes	
4	4	4	none	No	Yes	Yes	
1	1	5		No	Yes	Yes	Simple, get realtors out of the process. Most of them are concerned about the sale, nothing else. Stop letting inspectors buy their way on to realtors approved vendor lists through gifts, parties, meals, trips, raffles, paying for vending tables at realtors events and any number of other ways they find to get compassion from inspectors. We are not protecting the public with the current situation.
5	2	5	None	No	No	Yes	There is far too much involvement in our industry and business by the (commission driven) Real Estate industry. It's a conflict of interest. Further, in the current business environment, we need the focus of the licensure board to include protecting the interests of the inspectors it validates. And in a separate but related suggestion, I also think that licensure needs to be more stringent. There are some poor examples of our profession in practice and it is those inspectors, and the public's reaction to them, that makes things tough for the rest of us playing by the rules.

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5	3	4	None	No	Yes	Yes	There should be fines or loss of license for pay to play companies.
4	4	5	The presence or lack of the presence and operation of smoke detectors and CO detectors in a home should always be included in the report regardless of the home age	No	Yes	Yes	There should be no relationship between home inspectors and real estate agents regarding gift promotional activities etc.
5	5	5		No	Yes	Yes	Too fuzzy
5	5	5	Problem - most CO detectors are portable and the current Homeowner takes them with them. Homes with out fossil fuel were not required to have them until recently. So we create a problem for the sellers when require it. What type is approved ceiling mounted or receptacle?	No	No	Yes	We have been told a HI can not advertise in exclusive realtor listings or website pavement, yet many still do. We have been told you can not offer relators any befit for referrals, yet may still do.
5	3	3	None. Too many are linked to alarms and can cause problems.	No	Yes	Yes	We need more specific information on how much and what can be provided for marketing, referrals, etc. Not having to get work through realtors would be the best thing for us and would make a much more competitive market.
5	5	3	I believe testing alarms is useless for buyer inspections. There should be a standard language per NCHILB that recommends buyers to test upon moving in to a home and replace alarms/detectors that relieves home inspectors from testing alarms for buyer inspections. For pre-listing and maintenance inspections it makes sense to test alarms/detectors. Considering closings are taking 45-60 or longer to close the testing of alarms/detectors is irrelevant for buyers.	Yes	Yes	Yes	99% of my inspection business is from realtor referrals. I don't like it, but that's how it is. I see other inspectors leaving boxed lunches and business cards at real estate offices regularly here. (realtor friends send me photos when other inspectors are trying to get more business by leaving food/marketing items at their offices) I'm not supposed to do that, but other inspectors are doing it regularly.
5	5	5	Should be required	Yes	No	Yes	A dollar limit should be set on the valve of "gifts" given to any person involved in real estate transactions, including from drawings or raffles. No advertising, marketing or promotional activities should monetarily benefit anyone involved in real estate transactions.
3	3	3	Report their presence or absence, location and operation.	Yes	Yes	Yes	An inspector should be able to buy a realtor a cup of coffee or give modest food and drink during a presentation.
5	5	5		Yes	No	Yes	Any additional clarification is appreciated. The market in the Triangle has evolved to a point where the vast majority of inspections are booked by the Buyers Realtor (not the Buyer/Client). There are also agencies that charge to be on their "Preferred Vendor" list. All of this could open a can of worms with Inspectors feeling compelled to pay to play.
4	4	1		Yes	Yes	Yes	Any form of pay to play in any amount should be prohibited.--sponsoring meals, drinks, realtor parties or functions or any form of sponsorship that would take away from the inspectors ability to be objective to their client.
4	3	4	Fairly clear as written...	Yes	No	Yes	Any payments of any kind to, or collusion with, real estate agents should be specifically, disallowed....including solicitation via the providing of donuts, etc....Its really gotten out of hand

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5	5	5	I don't feel any changes are needed at this time.	Yes	Yes	Yes	As it is written, it is my understanding that no gifts can be provided for referral partners who gain from the closing of the property being inspected. It is also my understanding that home inspectors are not permitted to pay to be part of a "preferred vendor" list for real estate brokerage firms. More specific limitations will help us know what we can do and at what levels. This will also allow the NCHILB enforce code of ethics violations with more clear lines having been drawn.
4	4	4	I think the standards are fine for smoke alarms. As long as they are being tested it should be fine.	Yes	No	Yes	As it sits now, there is no way to show a common jester to an agent you have worked with for years. Buying the person lunch wouldn't change a relationship that has been built over time. I understand why the practice was in place for new relationships, but matured relationships between the inspector and agent should not be hampered.
5	5	5	It should be a requirement that they are all tested.	Yes	Yes	Yes	
2	4	2	None	Yes	Yes	Yes	Define and list examples of indirect payments or contributions in order to appear on vendor lists.
3	4	2	Realize that inspections are not a building code requirements inspection. The NC residential building code acknowledges the National Electrical Code which issues changes annually. To commit to a SOP for such features a commitment to annual changes will be needed.	Yes	Yes	Yes	Emphasis to convey to the Real Estate Agent and consuming public that inspections are not a warranty and guarantee for the inspected building systems. Also, promote inspections be conducted without being encumbered by the attendance of others. Agents should not encourage the consumer to attend and there are many technical and process reasons for this policy.
4	4	4	None	Yes	Yes	Yes	Excepting gifts could imply a inappropriate relationship. As a licensed home inspector were employed to be honest and accurate. Ethics are very important
4	4	4		Yes	No	Yes	Gifts absolutely. Some Inspectors around Eastern NC bring lots and lots of gifts/snacks to each office to get them more referrals. This has put a hinder on me and others as we offer our services and give out cards and talk at meeting but because we do not hand out fat cakes we get disregarded.
4	3	3	I think the standards should recommend carbon monoxide detectors to be placed in the breathing zone approximately 3 to 5 feet off the floor. I know code allows the ceiling area but if you sleeping and lying down you may not wake by the time the carbon monoxide reaches the ceiling.	Yes	No	Yes	Home Inspectors may feel pressured to advertise with certain real estate agencies or they may believe if I advertise I can expect to get their referrals. I do n to believe in a pay-to-play system. Home Inspectors should be chosen by experience and non-biased approach to their work.
5	4	3	None. If they are present test them if not report as the property as is found.	Yes	No	Yes	I believe the same standard should be held as the NCREC. If for nothing else to maintain a uniformity amongst state license holders and for it to never be in question about the possibility of "kickbacks". Both in terms of gift cards that can be accepted and the fact that referrals should be limited to only licensees. I have never been a fan of paying For web based SEO and refuse to do so. Build business with honor and integrity and build referral networks the same way. That's my two cents I hope who ever reads this has a good day

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4	4	1	Smoke & CO should be tested and reported for consistency with current safety guidelines, and inspectors should go beyond minimal code; if evidence suggests they are older than 7 years they should be failed, if a sealed room such as sunroom conversion has a gas appliance it should have a CO detector regardless of minimal code interpretation, if they rely on disposable battery clients should be advise to upgrade to 10 year or hard wire. I say this knowing that code is outside our scope, but our board can set guidelines reflecting code and common sense. Our clients should understand the importance of this system, Carbon Monoxide is the #1 source of poisonings in the U.S.	Yes	Yes	Yes	I disagree with any relaxation of ethics as relates to home inspectors' relationship with real estate brokers, if anything this should be strengthened to provide more distance between these professionals. While the real estate broker has a legal duty to promote their client's best interest, their own financial gain significantly encroaches into their willingness to view their clients' needs as paramount. As a practicing real estate broker since 2005 I am very familiar with brokers shopping home inspectors, with the emphasis on inspectors who will minimally or under report. I'm always struck by how friendly home inspectors are in general and especially to agents, and how that contrast with licensed appraisers who want nothing to do with the real estate or mortgage brokers. The difference between appraisers and home inspectors is, appraisers do not receive their business from professionals who have a significant personal interest (payday) in the transaction they been engaged to provide services for. Home inspector reliance on brokers for referrals erodes trust in the home inspector and over time diminishes reporting, I've been told flat out by inspectors that they "will not include an implication" because it affects their relationship with brokers, they would "rather be fined by the board then lose their livelihood". If brokers were banned from offering referrals other than a list of all home inspectors within the county they serve, the quality of reporting and service to the public would increase. If broker referrals were banned, my business would probably decrease because my business model is inspecting for clients who go around their broker recommendations; my clients tend to recognize their broker's conflict of interest. Last word on brokers, they are required to use skill, care and diligence in service to their client; if they don't have the skill to handle a well written report, they should find another occupation. If the board's goal is to protect the public, some effort should be made to protect the public from licensed general contractors in addition to brokers. Many of my clients purchase new construction homes through the neighborhood or builders' sales offices, the builder then contractually and/or logistically obstructs their ability to hire home inspectors. In effect, many of these homebuyers do not have the protection and representation that a buyer's agent could provide and are often prevented or obstructed in their ability hire a home inspector to inform them of their property conditions. The homebuyers are virtually defenseless against their builders in a market where homes are constructed and/or overseen by unlicensed project managers and defects are rampant. The licensed general contractor board requires licensees to cooperate with municipal inspectors but makes no mention of inspectors working for the home buyer, a total disregard for the homebuyer public. In summary, "protect the public" is not consistent with the interests of brokers and builders.
4	4	3	The testing (button) of the detectors is for the alarm sound/annunciator and battery depletion, not their efficacy. That should be stated. Further, inspectors need to be given the option to test since often they are unaware if the detectors are connected with emergency services. If omitted it should be stated on the report and why.	Yes	Yes	Yes	I have experience in this regard from working with a large multi-inspector firm in a large city. Such benefits can create an undue and unrelated advantage to larger firms with greater resources. This includes "sweepstakes" types of gifts as well (e.g. expensive dinners). Any act or item that influences an agent to feel compelled to choose who they know would be a lessor inspector, say perhaps less experienced, is not truly in the interest of their client. I have witnessed this numerous times.  An argument CAN be made for complimentary low cost food and beverage when providing CE events for agents. Such events should be identified and with quantitative limitations. How to regulate? What are the penalties?

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3	3	2	None	Yes	Yes	Yes	I know some Inspectors that give presents to agents, have parties and give gifts and money to agents and call them door prizes.
4	4	5		Yes	Yes	Yes	I previously worked for one of the larger home inspection companies in NC and it was/is a common occurrence for them to buy an entire real estate office lunch and give away small gifts in order to come in and give a presentation. As a sole proprietor working only for myself there is no way I can afford to do something like that. Just doesn't seem quite fair for the "little guy" working on his own.
5	5	5	None	Yes	No	Yes	I welcome the clarification on "low monetary value meals and beverages".
3	3	2	Clarify what is included in a "visual inspection of a smoke/carbon monoxide detector." Should the client only assume we pressed the button, or is it appropriate to assume everything about smoke detectors was assessed: age, interconnectivity, battery power, hard wired, audible, in all needed locations.....	Yes	No	Yes	It is clear to everyone in the industry that the larger inspection companies, franchises, etc. get exclusive exposure to the offices, agents, etc. because of financial "support" given to some agencies. The intent of the COE is nice, but it is absolutely ineffective. Maybe the wording is sufficient, but there is no apparent enforcement of the code.
5	5	5	This is important. Leave as is.	Yes	No	Yes	It take money to make money.
4	4	3	Local fire departments should be required to educate residential property owners along the same lines as commercial properties. Not so much as far as inspections but education. Practically all homes I have inspected over 7 to 10 years old have violations	Yes	No	Yes	Larger funded inspection companies are still breaking the rules everyday. But I understand it will be difficult for the board to stop money corruption. I feel like if we set up inspections more like the appraisal business and have banks require inspections before appraisals to get real values while protecting everyone's interests less real estate illegal favors would take place.
4	3	2	Clearly define the standard for the health and safety of the home owner.	Yes	Yes	Yes	Make the requirements clear!
5	4	3	I think home inspectors should report the presence or absence of smoke detectors and/or carbon monoxide alarms, but not be required to test them based on where they are installed. Recommended language can be added to each report to have them replaced if over 10 years old.	Yes	Yes	Yes	Many home inspectors pay real estate offices to be on their "preferred vendor list" and/or provide expensive meals for office meetings/presentations/parties, etc. Others do not, and are at a huge disadvantage for following the code of ethics guidelines. Having a specific dollar amount that can be spent on meals would help inspectors grow business relationships without violating the code of ethics.
3	3	3	None	Yes	Yes	Yes	Many inspectors are still doing the "pay to play" with realtors and shouldn't. Guidelines should be in place and enforced. Realtors should also be aware of this and not offer it.
5	5	2	Not knowing current conditions or age of alarms, inspectors should notify clients to replace ALL alarms due to safety reasons .... No life should be lost because of uncertainty. This should be a mandatory rule for all buyers.	Yes	No	Yes	Many inspectors try an unethical approach to obtaining personal benefits by solicitation of an agent by offering special pricing or preferred treatments such as reimbursement before or after an inspection.
4	5	5		Yes	No	Yes	Many real estate offices seem to be a "Pay to Play" system with home inspectors giving "donations" or similar for business.

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5	5	5	Report lack of interconnection, lack of CO per floor if fossil appliances/garage, check detector per sleeping room/operational bedroom door/window. JUST AS IMPORTANT: Check the water heater output temperature is under 120F Check for range anti-tip bracket/fastened to the cabinetry against overturning	Yes	No	Yes	No estimating pricing of defects/repairs (getting paid to do estimates/appraising w/o license) No paying for preferred listing with Realtors/lists with any agent or agency.
5	5	4		Yes	No	Yes	No gifts should be allowed.
5	5	5	If alarm system is installed on house, detectors should not be tested. A comment regarding annual battery replacement and age of detectors (replacement after 7 years, 10 max) should suffice.	Yes	No	Yes	NO paid advertisement for referrals should be allowed, no matter the amount, and no matter whether it is "advertised" as such. Undermines the integrity of our profession.
3	3	3	SHOULD BE TESTED	Yes	No	Yes	OFFICE GIFTS OF A GENERAL NATURE AND NOT TIED TO ANY SPECIFIC INSPECTIONS SHOULD BE ALLOWED.
5	5	5	Should only require reporting on the presence of or absence of.	Yes	Yes	Yes	Pay for play is unacceptable. It should be prohibited.
4	3	4	Mention if they are needed if electric only energy source.	Yes	Yes	Yes	Perhaps give example scenarios of something permitted and not permitted.

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5	5	5	Guide lines as well as a detailed DATE schedule (referencing the age of structure being inspected) should be implemented per the NCHILB Board on properly testing Smoke Detectors/Carbon Monoxide Detectors as they pertain to the age of the structure. Hard wired/battery back-up/Integrated. As home inspector's, we are not required to know code as to when items are/were placed into affect at the time of the structure was built and/or remodeled, therefore, there needs to be a story pole of requirements of these items so the newest home inspector will know what to look for in respect to the age of the structure they are inspecting..single family dwelling/condo/manufactured home. NCHILB should provide a list as to when these were implemented to ALL home inspectors so the newest home inspector will know for the age of the structure they are inspecting vs possible renovation(s) that certain criteria (per the local city/county ordinances were/are required).	Yes	Yes	Yes	Promotional activities and GIFTS should not be allowed for a home inspector to sway a potential agent and/or real estate firm to use his/her services. Seeing too often the real estate firms as well as home inspector's using these to gain business.
5	5	2	Add a life expectancy on Carbon monoxide sensors.	Yes	No	Yes	Realtors offices will ask Home inspectors to "sponsor" an event ( ie: christmas party, fundraiser event, monthly meeting, etc...) from their office and that will get them on the realtor office's "preferred vendor list" . Apparently Inspectors participate in this, even though the Code of Ethics forbids it in my view. It would be great to clarify this frequent situation that comes up- specifically and how it and any similar situations should be handled
5	5	5	No changes	Yes	No	Yes	Several inspection companies in our area are (preferred vendors) paying realty companies for business. This creates a low quality situation for the clients.
4	4	5	Verbiage on excessive height. What to do if we set off alarms?	Yes	Yes	Yes	Small one man operations cannot compete with the chain firms on amount to spend or gifts to Realtors.
5	5	5	None needed	Yes	No	Yes	Specific dollar amount allowed for "leave behinds," lunch and learns, and realtor training related marketing materials

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1	5	3	None	Yes	Yes	Yes	The board need to take a more proactive approach to the advertising, marketing and promotional gifts. Failure to so fails to protect the consumer from large inspection firms that are nothing more than report mills. We we hear from realtors and consumers that the home inspector only took an 1hr to inspect a 3000 square foot home and did not catch major items this is discouraging and gives the home inspection industry a bad rep. I am of the opinion the consumer is going to think why should I get a home inspection on the next home? Last inspector did a crap job. There is a home inspection company in NC that brags that he has been sued more times than he has fingers and toes this is not good for the NC home inspection industry as a whole. We would recommend that board crack down on home inspectors and real estate agents that are in violation, for example we can not advertise at the Keller Williams South Charlotte office as they only allow specific inspection companies. They will not even let a post card or flyer in the office that is mailed to the agent because we are not allowed to pay to play as the other home inspection companies are currently there are only allowed advertising in this particular office. From what the agents in that office tell me they are: America Choice, House Masters, and Home Inspection Carolina. This is not fair to the small inspection companies of the world. We also feel that these gate keepers are not acting in the best interest of the consumers by not allowing other inspectors to advertise. Also the board should change the requirements for owning a home inspection business to include in order to own or run a home inspection company in North Carolina that person must be a licensed home inspector. If a company violates the the code of ethics that the home inspectors that are employees or 1099 contractors can be disciplined as well. Remember the board hold the home inspectors license and can revoke it at anytime. This was preached to me when I got licensed by the instructor and was a question on the exam. If you are going to write a code ethics enforce it. Failure to enforce the statues may result in legal action against the board as this could be deemed as collusion between certain home inspection companies and the NC home inspector licensing board. Take this as friendly advise from a home inspector that is about to retire and no longer needs to do home inspection to take care of his family.
3	3	3		Yes	Yes	Yes	The boards needs to be specific in regards to advertising with agents. Now it seems a case by case basis.
5	5	5	test the existing detectors and then add a standard disclaimer that the sensors worked during the time of the inspection, however, for safety and maximin security, all smoke detectors should be replaced orupgraded upon moving in or taking possession of the property	Yes	No	Yes	the least amount of talent will buy the biggest gifts
4	4	4		Yes	No	Yes	the terms "low monetary" are relative and vague.
5	5	4		Yes	No	Yes	The way it is written is very vague and need to have a clearer definition on what is allowed.
5	5	5	Clarity on testing procedure. Should we require current standards for older homes?	Yes	Yes	Yes	There are no limits at this time. Part of doing business is taking people to lunch, taking food to offices, etc.
5	5	5		Yes	No	Yes	



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4	4	4	None	Yes	Yes	Yes	This seems to be an area where there are too many loopholes. this is especially true of the larger home inspection companies. The State should tighten the limitations.
5	5	3	Only to verify presence. Some of newer homes have detectors that are inaccessible.	Yes	No	Yes	To make it easier to interpret what is allowed as far as advertising options for home inspectors. Also, to further define "pay to play" advertising.
4	4	4	limitation added to the standards, we cannot carry smoke canisters or CO emitters to test the devices fully.	Yes	No	Yes	Too many "businesses" are paying for promotions like being a "preferred" inspection company. The code applies to licensees, not the company for which they work.....that is BS....Advertising is one thing, but when realtors like Allen Tate in APEX has limited the preferred inspectors to a quantity of 4 and the 4 have paid a \$1200 fee. This is just another bureaucratic loophole that needs to be remedied, a decent lawyer can draft the verbiage to stop the BS
4	3	5		Yes	No	Yes	
4	4	4	I'm not sure it needs changing. The way I read the SOP, we are required to describe these systems and test them through use of the test button.	Yes	No	Yes	We need definite clarity. Too many brokerages are requiring inspectors to pay large fees (I'm hearing well into the 4 figures) to be on their "list of approved inspectors" and specifically saying well, "this is for advertising and that's how we get around the NAR and state requirements against pay to play". This practice should be killed as it opens up people paying to be on a list of an office with a wink as often the places where the advertising goes is only seen after the buyer has likely chosen an inspector or only by agents in the firm. The only plausible effect is to enrich the brokerage and facilitate the pay for play system.  I'd like to add on another topic. We desperately need to have a separate section of the SOP for pre-drywall inspections. The board has ruled in the last that these inspections are covered under the law and that's fine as otherwise unqualified people could start doing them. However without an acknowledgement that you're inspecting an incomplete house, it causes us to need to report on things in a way that doesn't make sense for a home under construction and allows an inspector to totally bypass things such as structure that are of paramount importance at this stage.
4.264459309	4.00974359	3.85877369		No	No	Maybe	