



Is Your Home Safe without a Home Inspection?

VHS Consumer Notice Concerning Real Estate Hazards or Deficiencies

More and more Home Buyers and Property Investors are buying Homes without a Home Inspection. 75% of the homes that I inspect each year have a structural, functional or safety defects that could cause serious harm or death without the Home Owners knowledge. Each year, New Yorkers sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous or safety conditions during a Home Inspection.

My Home Inspections will exceed the NYS standards in the report. VHS may also indicate opinions as to the environmental conditions in the house structure. Opinions, such as the presence of mold, radon or lead base paint, the presence of toxic or hazardous waste or substances, presence of termite or wood-destroying organisms, or compliance with modern building standards, ordinances, statutes or restrictions, or the insurability, efficiency, quality, durability, future life, or future performance of any item in the house that was inspected.

Examples of such unidentified functional, structural or safety hazards in a Home may include:

Malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;

Malfunctioning arc fault or ground fault protection (AFCI or GFCI) devices;

Ordinary glass in locations where modern construction techniques call for safety glass;

Malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors/walls in certain locations, and functional emergency escape and rescue openings in bedrooms or finished basements;

Malfunctioning carbon monoxide alarms; excessive spacing between balusters on stairways and porches;

Improperly installed or outdated like HVAC units, water heaters, kitchen appliances, or sump pumps.

Improperly installed or defective safety devices; outdated panel boxes, fused circuits, lack of electrical bonding and grounding; and lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that Consumers are informed of hazards such as these, the New York Dept of State has adopted Home Inspection Standards of Practice requiring licensed Home Inspectors to report these conditions as "Deficient or needing repairs" when performing the Home inspection for a Buyer or Seller.

These hazardous conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the NYS Standards of Practice do not require Home Inspectors to perform a code compliance inspection, VHS considers the potential for injury or property loss from the hazards addressed in the Standards of Practice and current Real Estate market practices to be significant enough to warrant this notice.

Without a thorough Home Inspection you may be putting yourself and your family at risk. Call VHS now to schedule a Home Inspection for your financial piece of mind and your family's safety.

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