



# CONSTRUCTION INSPECTOR REVIEW

VOLUME 9, 2ND QUARTER 2008

## WORD FROM THE HOME OFFICE

Granite Construction Inspections (GCI) has recently expanded its relationship with InterNACHI.

This edition of the *Construction Inspector Review* is focused on communicating the benefits of being a NACHI member. NACHI is a leader in the inspection industry, offering a nationally-recognized membership program with educational courses throughout the U.S. and Canada. GCI has utilized the NACHI membership directory for the past several years to locate and recruit inspectors. GCI has found NACHI members to be amongst the highest caliber of inspector. Their commitment to total quality service supports GCI's reputation and the expectations of our clients.

As GCI continues to grow, it becomes of greater importance to associate our organization with accredited groups such as NACHI. Working with industry professionals like you is what allows GCI to meet its primary objective of being the best construction evaluation firm in the country. As we have stated in the past, "We are only as good as our inspectors who represent us in the field."

Once again, we wish to thank each of you for your professionalism and service to GCI.

Best Regards,

*The GCI Inspection Team*

## InterNACHI Resources

### Benefits for Residential and Commercial Inspectors

by Nick Gromicko, InterNACHI Founder

InterNACHI, the International Association of Certified Home Inspectors, is the world's largest inspection trade association. Based in the United States, InterNACHI is both non-profit and federally tax exempt and operates in 44 different countries.

InterNACHI is the inspection industry's largest supplier of education and training. It's free online courses include residential and commercial topics. Its online exams and quizzes have been taken over 3 million times. InterNACHI recently released advanced online video courses in cooperation with NACHI.TV. InterNACHI is host to over 300 events a year including classroom courses on thermal imaging and commercial building inspections. Online, video, and classroom courses come with certificates of completion and state continuing education approval for licensing purposes.

InterNACHI operates the inspection industry's website, NACHI.org, a 220,000 page website dedicated to inspection related issues. It is host to a 410,000 post message board that enjoys over 1,000 new posts a day. NACHI.org gets over 260 million hits a year and alexa.com, an amazon.com company, gives NACHI.org a traffic ranking that is greater than all other inspection related websites combined.

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## New! GCI DEVELOPMENTS

### GCI's Budget Update Process

The Budget Update process allows the inspection company to update budget line item completion percentages based on their professional evaluation of the project as it currently stands at the time of inspection.

The line items on the website may or may not have previously funded and pending draw amounts populated into their respective fields for additional information. This is based on information provided directly from GCI's clients.

### On-Site Confidentiality

Disclosing your findings to the on-site personnel is strictly prohibited. Any discussion of your findings may cause confusion between the contractor/borrower and the lending institution after the funding disbursement is made.

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## InterNACHI Resources (cont'd)

InterNACHI operates nearly all of the internet's inspection search engines including the mammoth 430 million page **North American Inspector Directory**, **OverSeelt.com**, a site that promotes independent oversight of residential remodeling and repair projects including new construction, **InspectorNow.com** a site that tracks down and calls the inspector when a consumer needs an inspection, **InspectorSEEK.com**, **CorrectInspect.com**, **FindanInspector.us**, and **InspectorLocator.com**, a site that allows consumers to search for an inspector based on the services offered. InterNACHI controls more than 4,500 inspection related websites.

InterNACHI also co-manages the inspection industry's free report upload platform, **FetchReport**. FetchReport is a robust, unified, easy-to-use upload/download system that works with any reporting system or software. Nearly 2,000 inspection reports are uploaded to FetchReport every day.

InterNACHI also co-administers the **MoveInCertified.com** program.

MoveInCertified homes have been pre-inspected by InterNACHI certified inspectors and the sellers confirm that there are no major systems in need of immediate repair or replacement and no known safety hazards. The inspection reports



are hosted on FetchReport.com. MoveInCertified also offers Green Certification inspections for home owners and sellers.

InterNACHI is home to the International Standards of Practice for Inspecting Commercial Properties at **NACHI.org/comsop**, a document pack including a commercial inspection agreement, request for documents and persons with knowledge form, outside consultant contract, thermal imaging addendum, and accessibility and green features reporting forms. InterNACHI provides commercial inspection courses throughout the English speaking world.

InterNACHI operates a free, online, electronic signature inspection agreement system. InterNACHI's online inspection agreement is signable and legally binding. It allows the client to read and sign the agreement before the inspection or at least before they view their report online.

InterNACHI's basic contract is included but inspectors can make changes, add their own clauses and/or hide others. The inspector can notify their clients automatically by email when they create an agreement, check the signed status of your agreements quickly and easily, and receive instant notification by email when their client has signed the agreement.

InterNACHI members enjoy free search engine optimized websites and free hosting through **InspectorPages.com**.



InterNACHI members who form their own local chapters also enjoy free chapter websites and hosting. InterNACHI also provides free search engine optimization, site submission, and search engine ranking tracking.

InterNACHI members are also automatically made members of the U.S. Chamber of Commerce and enjoy chamber member benefits such as discounts on FedEx shipping.

InterNACHI also hosts **AskNACHI.org**, which helps consumers and real estate agents by allowing them to ask

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**Granite is a member of:**

**THE INTERNATIONAL ASSOCIATION OF  
CERTIFIED HOME INSPECTORS**



For more information about NACHI, visit them at **www.nachi.org** or explore their resources at **www.inspectormall.com**.



# INSPECTOR CENTRAL

## TRAINING CORNER:

### Draw Inspections 101:

Draw inspections are meant to be simple, detailed, and informative supplements to mitigate the risk in a lender's funding process. GCI's draw inspection process consists of the inspection company performing a comprehensive construction site visit, obtaining photos of the entire project, and then uploading all of that information to the [www.gcinspects.com](http://www.gcinspects.com) site. The elements of the delivered product are the Budget Update, Site Review, and Photo Upload.

### Photo Focus:



The Photo Upload process is when you will upload interior and exterior photos taken on-site during your inspection, along with a brief description to back-up your percentage updates.

The purpose of inspection photos is to provide a "Virtual Walk-Through" of the project to be viewed by GCI's staff and clients.

**Helpful Hint:** Pay special attention to photograph materials on site as well as other items noted in the Site Review stage.

**Reminder:** GCI requires a minimum of 8 photos for every inspection and more on commercial inspections. Failure to meet this requirement may result in delayed payment until the photos are received.

## "OUTSTANDING... IN THE FIELD"

*Dick maintains a turn around time of 15.5 hours and consistently gives us all the photos that we need to "tell the story" of the project, including nice wide angle shots with a lot of composition.*

In 1980 Dick Purnell moved from Baltimore, Md. to Clearwater, FL. where he became a Realtor and went to work for Apple Designer Homes. After several months selling homes for them he opened his own construction company, Pinnacle Building Corporation. Dick built mostly single-family homes and some commercial buildings during this time. A few years later Apple Designer Homes asked him to return and build homes for them, he became CEO of their Pasco County division until the early 90s when there was a down turn in business.



**Richard Purnell**  
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Hurricane Andrew hit South Florida on August 24, 1992. With Dick's extensive background in construction he went to work for General Adjustment Bureau doing claims for various insurance companies. After completing the insurance claims he came back to the Gulf Coast and started another company, which was sold to a company from England in 1998. Dick, not ready to retire from construction, went to work for Image Custom Homes, Inc. as Vice President of Construction building residential homes and some commercial buildings.

In 2002 he retired from construction, but kept his fingers in real estate and started doing inspections for Granite Construction Inspections in 2003 for Pinellas, Pasco, and Hernando counties. In 2004, Dick bought a small farm in Putnam County where he and his wife retired. Dick now does inspections in Putnam, St. Johns, and Flagler counties.

Dick says, "I realize everyone wants their results as soon as possible so I make it a point to make myself available at a moments notice. Once I receive an inspection it becomes a priority to be completed immediately."

*Thank you, Dick, for doing the work that you do!  
Keep up the great job!*

## InterNACHI Resources (cont'd)

InterNACHI certified inspectors about anything and get an answer quickly. AskNACHI.org is a free service.

InterNACHI operates the Citizen Information Center where consumers can find information on asbestos, building a home, child safety, choosing the right home inspector, constructed wetlands, electrical safety, electromagnetic fields, elderly safety, energy conservation, energy efficiency, foundation insulation, green certification, hazards, high-performance buildings, holiday safety, home buyer mistakes, home insurance, indoor air, lead, log homes, manufactured homes, mold, MoveInCertified program, plumbing, pollutants in the home, pool safety, private water wells, radon gas, rehab a home, roofs, thermal imaging, sellers inspections, septic systems, settlement costs, ten tips to speed up your inspection, termites, water damage, water quality, what really matters on an inspection and wildlife.

InterNACHI manages **InspectorMALL.com** where over 600 inspection industry

### Construction Inspector Review

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vendors such as Hertz, Avis and Staples offer exclusive InterNACHI deals and discounts that you won't find anywhere else, not even directly from the vendor. Many of the products and services in the mall are totally free.

InterNACHI is partners with many other great inspection related organizations such as PRO-LAB, Inspector's Quarterly, Real Property Times, InspectorBOOST.com, IAC2, the International Association of Certified Indoor Air Consultants, and NACHI.TV.

InterNACHI provides its members with over \$50,000.00 worth of free membership benefits including:

- Online courses and exams
- Customized websites and hosting
- State-approved continuing education
- Use of InterNACHI's image library
- Alternate Dispute Resolution Service
- Trademarked inspection tag lines
- Company name search tool
- Client satisfaction surveys
- Real estate presentations,
- Trade show banners and tablecloths
- Custom online video commercials to promote your inspection business.

InterNACHI's next big project in cooperation with NACHI.TV is the ultimate inspection training facility, "The InterNACHI House of Horrors." The project is designed to provide inspectors with very real hands-on training using an actual home intentionally built to contain hundreds of real defects. ■

## MISSING A PAYMENT?

GCI pays weekly via electronic funds transfer (EFT) and bi-weekly via mailed check. GCI requires the following forms to be completed prior to payment:

- ✓ NEW INSPECTION COMPANY APPLICATION (Form GCI-A1 or A2)
- ✓ SIGNED W-9
- ✓ EFT FORM

## UPCOMING EVENTS:

### Stop by the GCI Booth!



**Architectural Engineering Institute's National Conference**  
Denver, CO  
9/25-9/27

For more information on the AIE 2008, visit: [www.aeinstitute.org](http://www.aeinstitute.org).

### Visit GCI at the ITA Expo!



**ITA Inspection Expo 2008**  
Las Vegas, NV  
10/20-10/22

To learn more about the ITA Expo, visit: [www.home-inspect.com](http://www.home-inspect.com)