

LICENSED/REGISTERED HOME INSPECTORS

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License #17246

Tom Black - Reg. Home Inspector
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Hub City Home Inspection
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For more information and updates regarding home inspectors, visit the South Dakota Real Estate Commission web site at <https://dlr.sd.gov/realestate> or call 605-773-3600

Consumer Information About Home Inspections

The state of South Dakota regulates persons who engage in the business of conducting home inspections.

Defining a Home Inspection

A home inspection is a visual inspection and written evaluation of several components of a residential building, including the heating system, cooling system, plumbing system, electrical system, structural components, foundation, roof, and interior and exterior components. Prospective home sellers or buyers frequently order inspections. The purpose of the inspection is to evaluate the condition of the property and its components, and to inform the client of all observable defects.

Regulation of Home Inspectors

Home inspectors are licensed and regulated by the South Dakota Real Estate Commission, which also regulates real estate brokers and salespersons, property managers, time-share agents and real estate auctioneers. The purpose of the regulation is to establish standards for qualification of inspectors as well as for inspections and reporting.

Extent of Home Inspection

Home inspectors do not perform invasive procedures, but may probe structural components if deterioration is suspected or observed, provided such probing will not damage the component. Such probing will be made in accessible areas, and will not be required on finished surfaces. Evaluations of structural components are not structural engineering evaluations, but rather inspections looking for evidence of a need for possible further evaluation by an engineer or other specialist. Depending on the size and type of structure, a home inspection will vary in cost.

Home Inspection vs. Appraisal

Although sometimes referred to as an inspection, an appraisal is not a home inspection. An appraisal is an estimate of value, determined by an appraiser through various approaches, including a comparison of the property being valued with others that have recently sold. The appraiser's function is to estimate the value of the real estate being secured by a mortgage, or sometimes for insurance, estate settlement or other purposes. An appraiser may conduct a brief inspection of the interior and exterior of the property to determine the number of rooms and overall quality and condition of the property. Appraisers may also note, as part of their report, certain repairs that need to be made, such as painting; but an appraiser does not inspect the systems to determine they are working properly. An appraisal report also should not be relied upon as a substitute for such procedures as a termite inspection or a survey.

Availability of Home Inspectors

There are an estimated 60 home inspectors doing business throughout South Dakota. As an increasing number of consumers rely on home inspections when contemplating the purchase of a residence, the demand for home inspectors may increase. Many home inspectors conduct their home inspection business in conjunction with another occupation, while others are engaged full-time. A home inspector may also be a professional engineer, a licensed electrician or someone engaged in one or more of many related occupations.

A home inspector may also be a member of a professional home inspector organization. Professional organizations provide a variety of services to their members, including education and standard forms, and require their members to subscribe to a code of ethics.

Most real estate offices keep a list of home inspectors available for consumers. The business section of a telephone book may also include the names of home inspection businesses.