

## What is a "home inspection"?

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A home inspection is an objective visual examination of the physical structure and systems of a home, from the roof to the foundation. The standard home inspector's report will include an evaluation of the condition of the home's heating system, central air conditioning system (temperature permitting), interior plumbing and electrical systems; the roof, attic, and visible insulation; walls, ceilings, floors, windows and doors; the foundation, basement, and visible structure. Having a home inspected is like giving it a physical checkup. If problems or symptoms are found, the inspector will refer you to the appropriate specialist or tradesperson for further evaluation. As professional Home Inspector, it's our job to look for those hidden problems for you. The Home Inspection is an unbiased, professional assessment of the condition of the house. It provides you an expert opinion and professional report on the condition of the physical structure and various systems within a house. Giving you peace of mind on what is likely the largest purchase you'll ever make. In order to prepare the report, an inspector must conduct a visual inspection of the house. The inspection process takes a few hours to complete. This of course may vary, according to the size and condition of the home. We strongly encourage you to accompany the inspector at the end of the inspection. This will give you a chance to ask questions and become familiar with the systems of the home. We will inspect all the structural elements and systems of the home. Items that will typically be included in an inspection are: Framing (structure)· Roof and attic· Foundation· Walls· Electrical system· Plumbing system· Heating and air conditioning systems· Kitchen· Bathrooms. Additional items and systems unique to a particular home can also be inspected. When the inspection is complete, I'll tell you of any problems that were discovered and discuss them with you. I will also tell you about any routine maintenance that should be performed, as well as answer any questions you may have. You'll also receive a full written report of the inspection on site. My goal is to discover and inform you of anything I find that might affect your purchase decision. I'll tell you about any problems I find, and make repair recommendations. We'll also inform you of what maintenance tasks are required to keep the home and its systems in top condition.