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What to Expect At Your Home Inspection

What's the Value of a Home Inspection?

- 🏠 Help you get to know and understand the home you're buying
 - Learn maintenance tips
 - Learn about the major systems throughout the home
- 🏠 Find expensive problems before they become your responsibility
- 🏠 Find smaller issues so you know what you may need to work on once you own the home

What Does a Home Inspector Inspect?

- 🏠 Visual inspection primarily focused on *safety* and *functionality* issues
- 🏠 Every major system of your home
 - Structure – foundation, water penetration, cracks, basement
 - Exterior – facings, trim, windows, gutters, driveways, sidewalks, decks, patios, balconies
 - Roof – covering, structure, flashings, vents
 - Chimneys – chase, lining, caps
 - Electrical – main box, sub-panels, outlets, switches
 - HVAC – furnace, A/C
 - Water Heater – tank, drafting
 - Plumbing – visible piping, leaks
 - Attic – rafters, insulation, vents, ventilation
 - Interior – walls, ceilings, floors, windows, appliances

What is Not Part of a Normal Home Inspection?

- 🏠 Home inspections are not code inspections
- 🏠 Home inspections are not invasive – we don't take things apart or look inside walls etc.
- 🏠 Home inspectors are not contractors, so we generally won't give quotes on repair costs
- 🏠 Home inspectors cannot do the repair work ourselves
- 🏠 Home inspectors do not inspect systems owned by utilities or municipalities
- 🏠 Sometimes specialty inspections will be recommended – i.e. mold, termite or structural

How Will You Receive the Information?

- 🏠 Most inspectors provide on-site reports, either hand written or computer generated
- 🏠 Plan to attend the inspection – it will be a much more valuable experience for you

What Should You Expect to Pay for an Inspection?

- 🏠 Remember cheaper is not always better
- 🏠 Pricing will vary based on size/age/complexity of home