



Home Inspection

What is a home inspection?

Technically speaking, A home inspection is a non-invasive, visual examination of the accessible areas of a residential property, performed for a fee, which is designed to identify defects within specific systems and components defined by standards of practice that are both observed and deemed material by the inspector

Is everything that a home inspector identifies in the report a “dealbreaker”?

Absolutely not. Would you back out of a home purchase because of a missing switch plate? Or because the kitchen faucet has a drip? Probably not. But would you reconsider a home purchase if you discovered the roof might not be structurally sound? Or if the home had serious foundation problems? You might.

The inspector will try to identify any defect he observes in any of the systems included in the inspection. Some of these might be very minor things – like the missing switch plate mentioned above. Some may be cosmetic or routine maintenance items that the buyer should be aware will need to be addressed in the near future, like worn paint or carpet. Some may be safety issues, but things that the home owner can easily take care of himself, such as the addition of smoke or carbon monoxide detectors. And some may be major defects that would have an adverse effect on the value of the property, or pose a danger or risk to occupants or visitors.

Once the inspection has been completed, the buyer and the buyer’s agent can review the report, and make decisions about the defects identified, including which of them might need to be addressed prior to closing, and which can be dealt with afterwards.

Please be aware that it would be unethical for an inspector to offer or agree to repair or remediate any defect that he has identified in an inspection report, even if his background or training might make him qualified to do so. An inspector may, at the request of the buyer or the buyer’s agent, recommend an appropriate professional to evaluate and repair defects.

What is included in a home inspection?

We are members of, and are certified by, The International Association of Certified Home Inspectors (InterNACHI). As such, we follow the InterNACHI Standards of Practice in our home inspections.

The general home inspection will include the following systems of the house, if present:

- Roof
- Exterior
- Basement, Foundation, Crawlspace & Structure
- Heating
- Cooling
- Plumbing
- Electrical
- Fireplace
- Attic, Insulation & Ventilation
- Doors, Windows & Interior

Some things that are not evaluated as part of a general home inspection (unless contracted separately) are: pools, spas, saunas or fountains; elevators; septic systems; detached structures; security systems; sprinkler or irrigation systems; mold; wood destroying insects; radon; asbestos; code violations.

Once the inspection is complete, a written report detailing the inspector's findings will be provided to the client.