

## Why Should I Have an Inspection of the Property I am Purchasing?

A property inspection from a reliable company is as an essential part of your protection as is a Title Search. You need the knowledge and expertise of a seasoned home professional to provide you the assurance that the representation made on your new home is factual.

### Should I Be Present?

I invite you to participate in the inspection of your new home! By being a part of the process you will gain a better understanding of the property while gaining confidence in your decision-making ability. Just allow me a few moments at the very beginning to remove panels and determine the systems/materials installed in the home.

### How Long Will It Take?

Usually it takes between 2 or 3 hours to inspect the home depending on age, square footage, and the condition of the property. Occasionally we may run into items that warrant further, detailed investigation. A written report will be provided at the end of the inspection or shortly thereafter.

## Components the Inspection May Include:

**Roofing:** Will walk roof if possible to inspect soundness, materials, flashing, valleys, crickets, vents, and skylights.

**Exterior:** Sidewalks, driveways, grading visual, doors/windows and trim, soffits and fascias, gutters and downspouts, screenrooms, walls and coverings, etc...

**Structure:** Crawlspace, foundations, walls, floors, visible supports, chimneys.

**Insulation:** Attic, crawlspace, walls, and floors. Will examine for vapor barriers.

**Electrical:** Beginning from service entrance to receptacle. Grounding checked, panel and sub panels, wire type. Panel amp capacity. Ground Fault Circuit Interrupter's tested to failure.

**Plumbing:** Main supply line and shut off location. Materials of construction. Fixtures and functional flow. Drains/traps/vents.

**Interior:** Floors, walls, and ceilings. Windows and doors. Fireplaces, kitchens, bathrooms, etc...

**Air Conditioning and Heating:** Description, components. Tested per standards of Temperature Splits and Amp Draw. Ductwork and response to controls.

## Mission Statement

Our purpose is to be an honest, reliable leader in the Home Industry. We will empower our clients with the peace of mind by providing a quality product through our experience and knowledge. We are committed to our customer's satisfaction and to the upholding of our values, as well as our reputation, in our community.

## Keeping things in Perspective

We are sensitive to the emotions present during a real estate transaction. We pride ourselves on prompt scheduling, being on time, and timely delivery of the final report. You will be provided with valuable information, giving you greater confidence in your home buying decision. While this is not a cosmetics report, we will inspect your home for signs and symptoms of problems that could affect function or lifespan of component. You will be reported on condition of item at time of inspection. We know the difference between a serious problem and something that is not a serious problem. We will convey this to you.