



Elite Inspections LLC 208-661-3896

Understanding A Home Inspection-What Is Included

Structure

The home's "skeleton" should be able to stand up to weather, gravity, and the earth that surrounds it. Structural components include items such as the foundation and the framing.

Exterior

The inspector should look at sidewalks, driveways, steps, windows, doors, siding, trim, and surface drainage. They should also examine any attached porches, decks, and balconies.

Roofing

A good inspector will provide very important information about your roof, including its age, roof draining systems, buckled shingles, and loose gutters and downspouts. They should also inform you of the condition of any skylights and chimneys as well as the potential for pooling water.

Plumbing

They should thoroughly examine the water supply and drainage systems, water heating equipment, and fuel storage systems. Drainage pumps and sump pumps also fall under this category. Poor water pressure, banging pipes, rust spots, or corrosion can indicate larger problems.

Electrical

You should be informed of the condition of service entrance wires, service panels, breakers and fuses, and disconnects. Also take note of the number of outlets in each room.

Heating and air conditioning

The home's vents, flues, and chimneys should be inspected. The inspector should be able to tell you the water heater's age, its energy rating, and whether the size is adequate for the house. They should also describe and inspect all the central air and through-wall cooling equipment.

Interiors

Your inspector should take a close look at walls, ceilings and floors; steps, stairways, and railings; countertops and cabinets; and garage systems. These areas can reveal leaks, insect damage, rot, construction defects, and more.

Ventilation/insulation

Inspectors should check for adequate insulation and ventilation in the attic and in unfinished areas such as crawl spaces. Insulation should be appropriate for the climate. Without proper ventilation, excess moisture can lead to mold and water damage.

Fireplaces

They're charming, but fireplaces can be dangerous if they're not properly installed. Inspectors should examine the vent and flue, and describe solid fuel-burning appliances.

What a home inspector does

- A home inspector will take two to three hours or more completing a detailed walk-through of the home you're looking to buy. It's a top-to-bottom review of the physical structure, as well as its mechanical and electrical systems — including roof, ceilings, walls, floors, windows and doors. The inspector will check that major appliances are functional, scrutinize the heating and air-conditioning system, examine the plumbing and electrical systems and crawl up into the attic and down into the basement.
- All the while, the inspector will be taking notes and pictures and, if you're tagging along, commenting on what he sees. Most importantly, the inspector will provide an objective opinion on the home's condition; detached from the emotional roller coaster you've been on during the entire home buying process.

What a home inspector doesn't do

- A home inspection is a general checkup, not an X-ray exam. Although inspectors should have a keen eye for detail, they won't be able to detect the unseen. That means hidden pests, asbestos, and mold or other potentially hazardous substances might go unnoticed. Those sort of issues can require specialized evaluations, perhaps even a geologist or structural engineer.
- An inspector might have a thought or two on child safety issues found in the home, but again, that depends on the inspector's experience and competencies. And a home inspector doesn't necessarily determine whether your home is compliant with local building codes.
- The goal of the inspection is to uncover issues with the home itself. Inspectors won't tell you if you're getting a good deal on the home or offer an opinion on the sale price.
- An inspection is not a pass/fail exam. But you'll learn much about your potential new home and gain confidence in the decision to move into your new address — or find out enough to pass on the purchase.

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The home inspection report

A good home inspection report is extensive, containing checklists, summaries, photographs and notes. It will report on major systems and equipment, as well as that of the roof, structure, paint and finish. The critical information you will gain will include recommended repairs and replacements, too.

Please see our website for our Standards Of Practice and Code Of Ethics -
<http://eliteinspectionsllc.com/resources.html>

What your Inspection Includes;
<http://eliteinspectionsllc.com/inspection.html>

Additional Resources-
<http://eliteinspectionsllc.com/resources.html>

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Feel free to call our office for questions and scheduling *YOUR* Home Inspection! Our Family is working for *YOUR* Family!



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