

WHAT IS A HOME INSPECTION?

A home inspection is an observation of specific, readily accessible and observable systems and components as they exist in the home during the inspection. The objective of a home inspection is to identify most major deficiencies that require immediate major repair. We may report minor deficiencies that we encounter during our inspection, but we focus our efforts on finding major deficiencies that may cost you a significant amount of money and time or may present a significant safety hazard.

WHAT OUR HOME INSPECTIONS INCLUDE:

California Certified Inspector, Plumbing, Electrical, Roof, Heating, Chimney, Foundation Crawl & Attic Space, Inspection Report with Photos, Appliance RecallChek®, 1 year paid membership in Homeowner Network® and our 100% Service Guarantee.

Mold, Rodents & Termites are a homes enemies. We consider the presence of all and will clearly note any visible concerns in our final report.

SEVERAL IMPORTANT ASPECTS OF A HOME INSPECTION...

A home inspection is visual. If a deficiency is concealed under a floor, behind a wall, under insulation, behind or under owner belongings, or someplace else that we cannot see or access, we cannot report about it

A home inspection includes only readily accessible areas. Readily accessible means being available for observation without moving personal property, removing covers that are fastened in place, using inspection techniques that may damage property, and taking actions that may risk injuring persons (including the inspector) or damaging property.

A home inspection reports on conditions during the inspection. Conditions change. A system or component that functions during the inspection may fail immediately after the inspection. This is especially true of intermittent deficiencies.

A home inspection includes specific systems and components. Please refer to the Home Inspections page for a description of systems and components included in your home inspection.

A home inspection focuses on finding most major deficiencies. We define a major deficiency as one that may cost more than \$1,000 to repair when the repair is made by a qualified, licensed contractor or one that presents a significant threat of bodily injury during normal daily use.

A home inspection reduces, but does not eliminate risk. Buying and owning a home means assuming the risk that unexpected and costly events will occur. A home inspection is only one part of your risk management strategy along with insurance and regular maintenance. A home inspection reduces, but does not eliminate, your risk that major deficiencies may exist on the property. It also reduces the risk of minor deficiencies, but because we do not focus on minor deficiencies, the risk reduction is much less for minor deficiencies.

WHAT IS EXCLUDED FROM MY HOME INSPECTION?

The following is a list of common systems, conditions, and components excluded from your home inspection. Please refer to our inspection agreement for more information about your home inspection scope and limitations.

- Geological conditions and soil stability, such as expansive soils and fissures
- Structural stability and engineering analysis
- Termites and all other animal pests and toxic or poisonous plants
- All environmental hazards, such as mold, Radon, noise, and air and water quality
- Recreational facilities, such as swimming pools, spas, hot tubs, and play equipment

- Water softeners, water filters, and hot water pumps
- Private water and sewer systems, such as wells and septic tanks
- Security systems and alarms, such as smoke and carbon monoxide alarms
- Low voltage and signal distribution systems, such as telephone, cable TV, computer wiring, audio wiring, intercoms, and low voltage lighting
- Window treatments, such as screens, blinds, shutters
- Fire sprinkler systems
- Lawn irrigation systems
- Refrigerators clothes washers, and clothes dryers
- Floor coverings, wall coverings, and interior finishes such as paint

DO YOU PERFORM TERMITE INSPECTIONS?

No. We look for signs of termites during our inspection and we'll tell you if we see signs, but we are also looking for hundreds of other things. We believe it is better for you to use an experienced and licensed pest control contractor that regularly performs termite inspections and can concentrate on that one important task. We can recommend termite inspectors that you can hire and pay separately.

HOW LONG WILL MY HOME INSPECTION TAKE?

The time required to conduct a thorough home inspection depends on the age and condition of the home, the size of the home, and the type of foundation on which the home is constructed. A newer home with less than 2,000 square feet of conditioned space and a crawlspace foundation usually takes one inspector about 3 hours to inspect. Most homes require between 2 1/2 and 4 hours to conduct our thorough inspection. Older homes and homes in poor condition can require significantly more time. Larger homes require more time as do homes on crawl space foundations.