

We try to diligently stick to a well-practiced routine when performing a home inspection. This process ensures we give the client the best inspection possible. The process is as follows.

Start with the exterior of the home and check the roof for defects and construction issues. This includes vent stacks and roof penetrations.

Check the siding on all sides for damage or problems. Paint, caulk and other maintenance issues are also documented.

Check the foundation on the exterior on all sides. Looking for cracks, settlement or moisture related issues.

Check the utility entrances for problems and document locations.

Check the grading to ensure water doesn't drain towards the home.

Check the gutters to ensure they are functioning correctly and directing water away from the home.

Check the chimney if accessible.

Check the sidewalks and driveways.

Check retaining walls and sea walls (above the water).

Check patios, decks, balconies, boat docks (above the water).

Check the crawlspaces under the home for a variety of issues. The crawl space must be safely accessible. I will not tangle with wildlife, snakes or poisonous spiders if I see them. I check for leaks, insulation, moisture issues and a variety of structural issues.

Then proceed to the inside of the home and check all doors, locks and hardware.

Check the function of all accessible windows. Windows that are damaged or won't open are documented. I do not move heavy furniture or clutter to access windows. Moving personal items can cause damage and liability. I rarely run into problems such as that though.

Check the walls, ceilings and floors for damage, staining from leaks and structural issues.

Check the stairs and guardrail for safety issues and damage.

Check the appliances for function and note the problems found.

Check fireplaces and visible areas of the chimney.

Check the electrical entrance, service panels and check accessible outlets for function.

Check lights and ceiling fans for function.

Check the function of the HVAC system along with a variety of common issues. I document the type systems in detail.

Check the water heater and document details and function.

Check the plumbing supply and waste sides. I check for leaks, document findings and test every sink, toilet, tub and shower.

Check the function of garage doors and safety features.

Check foundation walls and exposed plumbing, wiring and support structures.

Check counters, sinks, draws and cabinet doors.

Our average inspection time for the average home is 1 to 1.5 hours if you have two inspectors, 2 to 2.5 hours if you have one inspector. Depending on the age and condition of the home, these times may vary. Sometimes a large home or a home in really bad condition will take a little longer. Smaller or newer homes may be completed a little faster. We will communicate with you to help establish an arrival time.

If requested, we meet the you towards the end of the inspection and go over the findings in person. This allows explanation of the findings to educate the client on what the findings mean and solutions available. This also gives you the opportunity to ask questions and point out specific areas of concern. If you plan on attending, we can give a good overview of the findings. If we have discussed you not

attending, you may disregard. Unless we specify otherwise, we ask for you to arrive approximately one hour after the start time.

The home is secured and I return to the office to finish the report. Reports are delivered that evening by 10pm or sooner. Sometimes there is an unusual problem that must be researched, but it has never caused an inspection to be delayed past 10pm.

Reports are delivered via emailed link with the ability to download PDF format with detailed explanations and photos with arrows describing the finding. Sometimes I include links or reference photos to further detail the finding. Recommendations are made when needed.

I hope this adequately explains the process. I go above and beyond what is required of me by Internachi, my professional association and the state of Alabama. I try to offer superior customer service during and after the inspection. I am always available for questions of any kind.