

# What to expect from a home inspection?

A home inspection takes 1.5–3 hours to complete based on age, size and condition of the property. We highly suggest the Client(s) or their agent be present at the time of the inspection, which will provide first-hand information about the condition of the property, and gives the client(s) the opportunity to ask any questions that may arise.

## Exterior

The Inspection begins on the exterior of the home with a thorough evaluation of the roof components (If Accessible), shingles, roof venting, chimneys including all associated components will be Inspected. An exterior inspection also includes lot Grading, driveways, sidewalks, gutters, windows, siding, as well as decks and patios.

## Interior

The inspection moves inside where an evaluation of all interior components takes place, this includes walls, Ceilings, interior doors, Trim and Flooring

## Structural Components

Your homes structural components Include its Foundation, floor slabs, Framing & Attic area, all visible areas in regards to these components are thoroughly inspected for any signs of Moisture infiltration, cracks and any other signs of deterioration which could lead to future problems.

## Major Components

An inspection of the homes major components includes

1. **Heating:** Furnace, Thermostat, and all visible duct work.
2. **Air Conditioning:** condenser unit, coil and where visible the line set.
3. **Plumbing:** Water Heater, Plumbing fixtures, water supply lines where visible (hot & Cold).
4. **Main electrical system:** service entrance wires, main panel including service amperage, circuits, as well as the type of wire used and a representative number of plugs, switches and light fixtures.

**Our service does not end with the report, we are available to answer any questions and provide information on any component of the home when our clients need further assistance.**