

What is a Home Inspection

As a consumer and home buyer you have a right to know exactly what a typical real estate (home) inspection is. The following information should give you a better understanding of exactly what your inspector will and will not do for you during the course of his/her inspection.

A home inspection is a comprehensive, visual examination of the physical structure and systems. While it may cover hundreds of items, an inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected are inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

No destructive testing or dismantling is done during the course of an inspection, hence an inspector can only tell you what was clearly in evidence at the time and date of the inspection. Specialized tools are sometimes used. These include moisture meters, electrical meters, gas-leak detectors, infrared cameras, electronic levels, and other state-of-the-art equipment. Inspections are done with your health and safety in mind.

A Home Inspector will check out the condition of the structural components, exterior, roofing, plumbing, electrical, heating, insulation and ventilation, air conditioning, and interiors. The home inspection gives the buyer an impartial, physical evaluation of the overall condition of the home and items that need to be repaired or replaced. If the inspector suspects a problem, he will report it to you and may recommend further evaluation by a licensed technician or engineer.

Inspectors typically do not provide warranties or guaranties with their inspections and reports. Buyers should therefore not rely on the inspection as any form of insurance policy against any latent, hidden, concealed or future defects and deficiencies.

Inspections are not code compliance evaluations.

Inspection reports are not structural engineering reports.

Systems and components that are off during the inspection are not tested or reactivated.

Buyers should consult with and ask questions of owners and their representatives.

Reports are confidential and are meant exclusively for the client.

Inspectors typically will not find each and every defect in a building, hence buyers should anticipate future typical defects and deficiencies.

Further evaluation by specialists is recommended for any areas showing defects/deficiencies.

A final walk-through inspection should be carried out the day before passing by the new owners to double check the condition of the building.

The home inspector is hired by you. He's there to give you an honest opinion about the house. The inspector is one of the few people in the buying process whose income doesn't depend on the home closing. They are paid to inspect, not to sell. So they're in a better position to be neutral.