



### **A home inspection is:**

1. Information. Pure and simple.
2. A report to learn about major deficiencies such as safety, structural, mechanical etc.
3. A report may also include minor concerns and maintenance items to give you a heads-up on what to expect in the future. This depends on the home inspector, time constraints and the overall condition of the home.
4. A high level inspection that doesn't typically go into much detail about a system, why it occurred, how to fix it or what it would cost to fix it. Some of these questions may be answered by a home inspector, but are not the focus of a home inspection.
5. An overview of the most common systems of the home. Typically up to 500 parts of various systems are checked in a home.
6. A visual inspection. A home inspector cannot see through walls, dirt, foundations etc. We are also not supposed to move the occupant's belongings including furniture for inspection purposes.
7. A fun way to learn more about your home before moving in!

### **A home inspection is not:**

1. A list of items that should be corrected by the seller. Talk with your agent about what to do with the information. Sometimes it makes sense to ask a seller to fix or pay for something. Sometimes it's best to fix or pay for it yourself.
2. A technically exhaustive inspection about every aspect of the home. Pools, spas, ponds, central vacuum systems, security systems, signal wires, audio and video systems, irrigation, pet fences, play systems, etc. are typically not inspected by a home inspector. A professional in those fields can further assist you.
3. A warrantee or guarantee of any kind. The systems are evaluated on the day of the inspection. Systems fail. Sometimes they fail between the day of the inspection and the closing date – or shortly afterward. This is unfortunate but sometimes occurs.
4. Certain problems only occur under certain situations which may not be discovered by a home inspector such as water leakage during extreme rain storms.
5. A cosmetic inspection. Functionality and safety are the primary objectives. For example minor cracks in drywall are typically cosmetic and are not necessarily an indication of a structural issue.
6. An end all - be all report on the home. A home inspector spends a few hours on one day inspecting the home. A home owner must be diligent with maintenance and repairs and generally “knowing the home” to keep it running properly and to help retain value in the home. Some people choose to have yearly inspections of their homes to help with this. Find out if your home inspector offers non-real estate transaction discounts.