



# WHAT IS A HOME INSPECTION?

- Unbiased professional opinion
- Safety and quality assessment

[www.skypineshomeinspections.com](http://www.skypineshomeinspections.com)

Dustin Keller (775) 230-6484

[dustin@skypineshomeinspections.com](mailto:dustin@skypineshomeinspections.com)



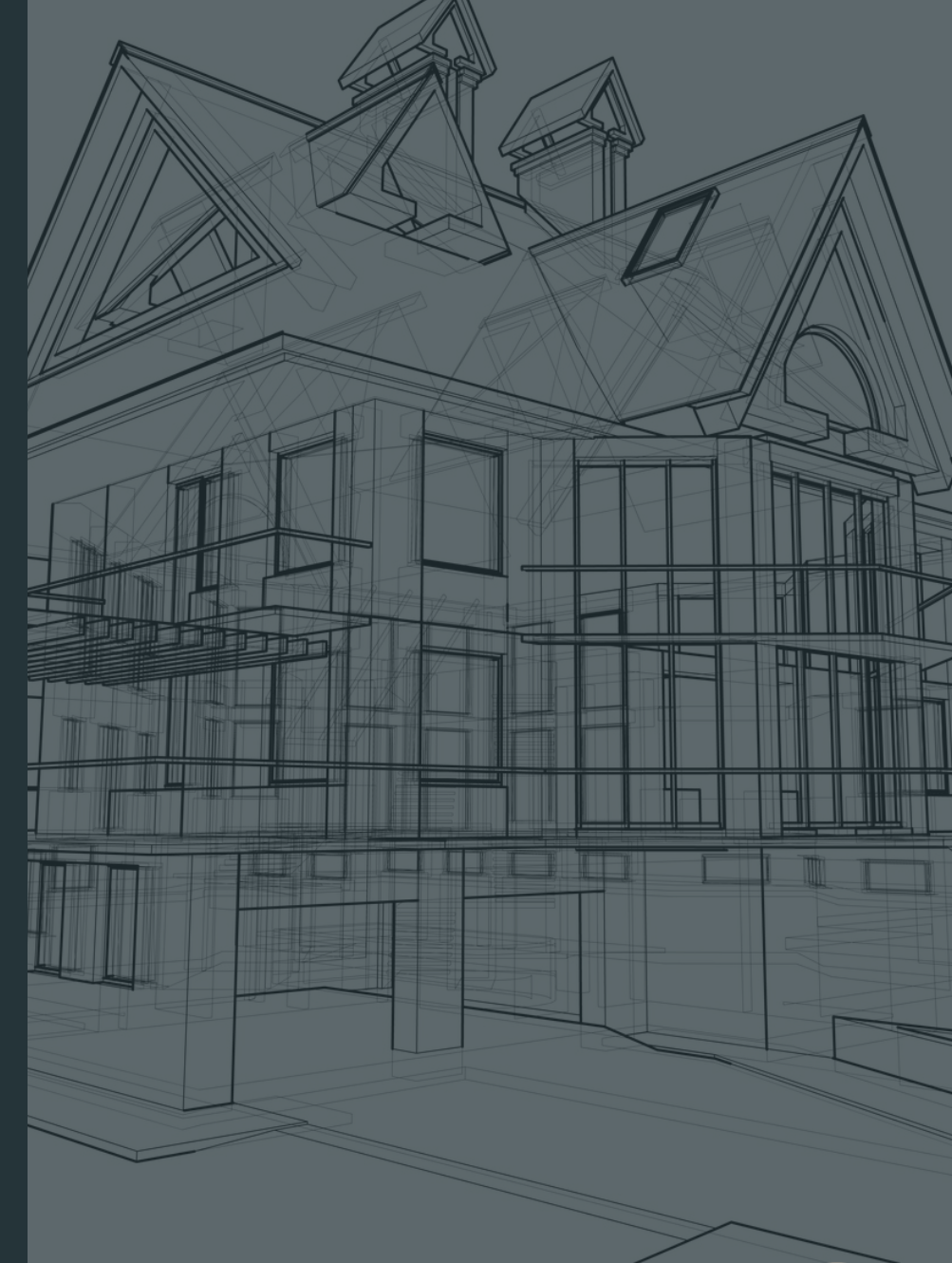
# The home inspector examines

- Structural integrity
- Heating and Cooling systems
- Plumbing and Electrical
- Water and Sewage
- Fire and Safety

[www.skypineshomeinspections.com](http://www.skypineshomeinspections.com)

Dustin Keller (775) 230-6484

[dustin@skypineshomeinspections.com](mailto:dustin@skypineshomeinspections.com)





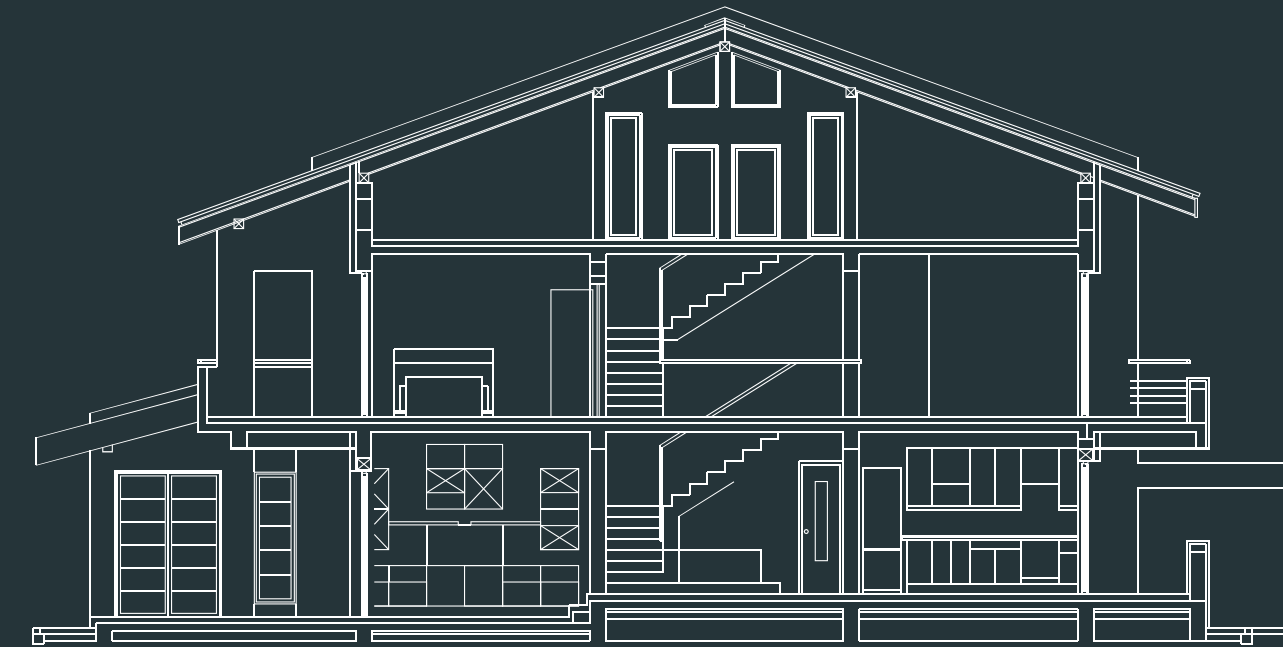
# DO I NEED A HOME INSPECTION?

Are you planning to buy or sell a house?

Are you aware of any safety issues or maintenance problems?

Do you know the overall condition of the house?

Is the home more than 30 years old?



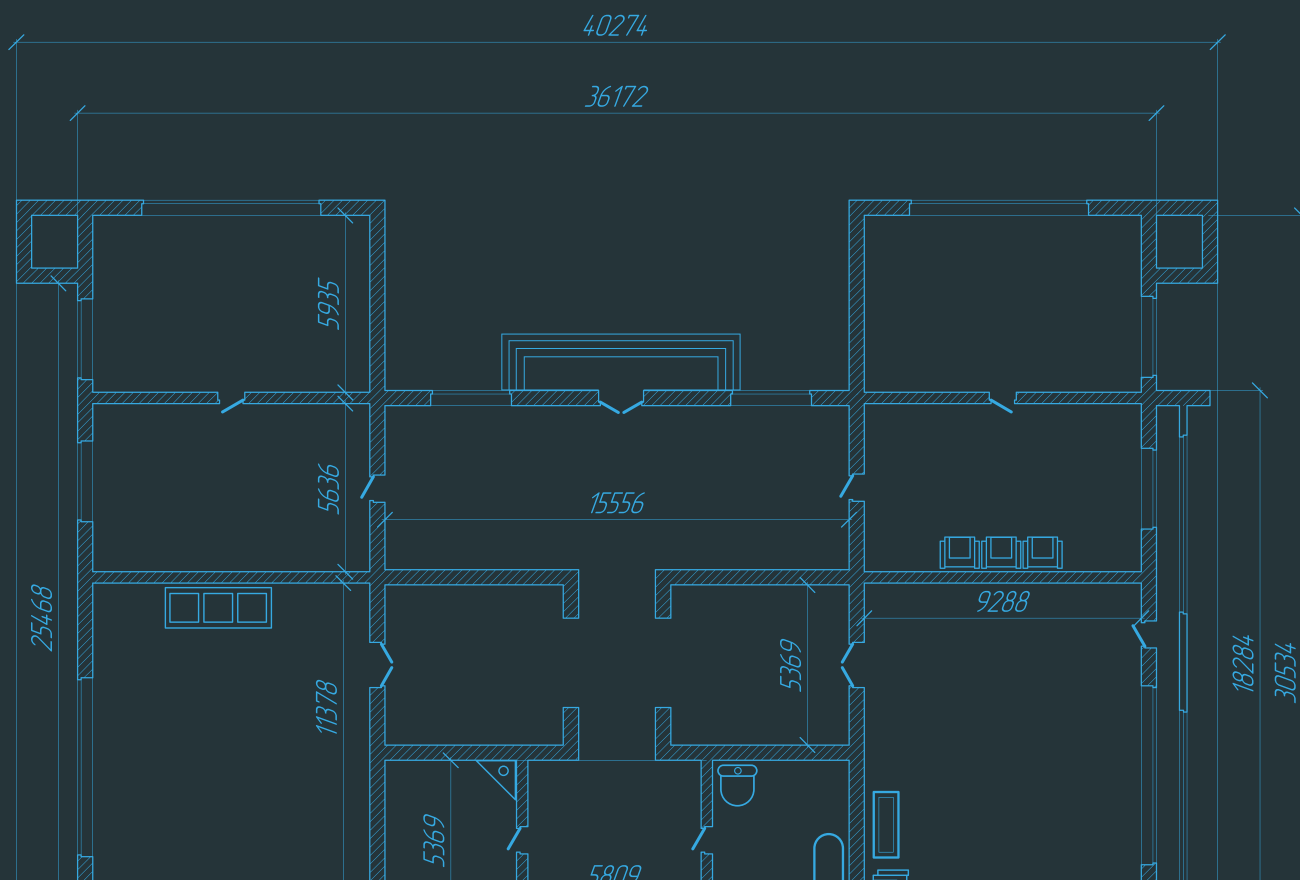
[www.skypineshomeinspections.com](http://www.skypineshomeinspections.com)

Dustin Keller (775) 230-6484

[dustin@skypineshomeinspections.com](mailto:dustin@skypineshomeinspections.com)



# WHAT DO HOME INSPECTORS LOOK FOR?



[www.skypineshomeinspections.com](http://www.skypineshomeinspections.com)

Dustin Keller (775) 230-6484

[dustin@skypineshomeinspections.com](mailto:dustin@skypineshomeinspections.com)

# EXTERIOR



- Foundational Cracks
- Missing Siding
- Roof Damage
- Walkways and Retaining walls
- Gates and Fencing

- Water Damage
- Pest infiltration
- Window Trim
- Gutters, Slope and drainage



# INTERIOR

- Damage to Walls, Cabinets, Windows and Doors
- Attic and Crawlspace entry
- Plumbing Leaks and proper function
- Test Outlets and GFCI Outlets
- HVAC (furnace and Air Conditioner)
- Fire Hazards and Smoke detectors

[www.skypineshomeinspections.com](http://www.skypineshomeinspections.com)

Dustin Keller (775) 230-6484

[dustin@skypineshomeinspections.com](mailto:dustin@skypineshomeinspections.com)



# WHAT IS **NOT** INCLUDED IN MY HOME INSPECTION?

[www.skypineshomeinspections.com](http://www.skypineshomeinspections.com)

Dustin Keller (775) 230-6484

[dustin@skypineshomeinspections.com](mailto:dustin@skypineshomeinspections.com)



# NOT INCLUDED

1. The sewer line
2. Paint, wallpaper, and other finishes
3. Mold and pests
4. Building code violations
5. The underground septic system
6. Additional items not covered in a home inspection
  - Pest control (such as termites, carpenter ants and rodents)
  - Swimming pools
  - Asbestos
  - Radon gas
  - Indoor air quality

[www.skypineshomeinspections.com](http://www.skypineshomeinspections.com)

Dustin Keller (775) 230-6484

[dustin@skypineshomeinspections.com](mailto:dustin@skypineshomeinspections.com)





If you are aware of any problems or have concerns, you may want to schedule an evaluation by a certified specialist. The home inspector does **NOT** offer advice or estimates related to issues they find.

[www.skypineshomeinspections.com](http://www.skypineshomeinspections.com)

Dustin Keller (775) 230-6484

[dustin@skypineshomeinspections.com](mailto:dustin@skypineshomeinspections.com)



# **If a home inspection finds serious issues, potential buyers have options.**

- Request a price decrease or credit on the purchase
- Ask the seller to make repairs
- Walk away from the purchase

[www.skypineshomeinspections.com](http://www.skypineshomeinspections.com)

Dustin Keller (775) 230-6484

[dustin@skypineshomeinspections.com](mailto:dustin@skypineshomeinspections.com)



# THANK YOU, AND GOOD LUCK!

These slides were created to help you understand the home inspection process.

At **Sky Pines Home Inspections** we know your time is valuable, especially during a home buying process.

So if you have any additional questions please do not hesitate to call or email us.

[www.skypineshomeinspections.com](http://www.skypineshomeinspections.com)

Dustin Keller (775) 230-6484

[dustin@skypineshomeinspections.com](mailto:dustin@skypineshomeinspections.com)