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FAQs re: Home Inspections

It's important that home buyers, sellers, and real estate agents have clear expectations and confidence in the inspection process! Check out these FAQs to learn more about home inspections!

How long does a home inspection take?

2-5 hours, depending on the size, age, complexity, # of issues found and accessibility of the home.

What exactly gets inspected?

The inspector evaluates **visible and accessible** components of a home. The inspection typically follows industry standards set by the state and organizations like the International Association of Certified Home Inspectors.

- Exterior: siding, windows, doors, decks, patios, walkways, driveways
- Roofing: shingles, gutters, chimneys, flashing
- Plumbing: water supply, drainage, water heater, visible pipes
- Electrical: service panel, visible wiring, switches, outlets, fixtures
- HVAC systems: heating and cooling systems and visible ductwork
- Interior: walls, ceiling, floors, stairs
- Insulation and ventilation: attics and crawl spaces that are accessible
- Structure: Visible areas of framing and foundation
- Safety features: smoke and carbon monoxide detectors and railings

Will the inspector uncover every problem with the house?

Nope! Home inspections have **inherent limitations**. Inspectors examine visible, accessible areas using non-destructive methods. They cannot:

- See through walls and floors
- Move furniture or stored items
- Dismantle systems
- Predict future failure
- Detect issues in inaccessible areas

The inspection provides a snapshot of the home's condition at that specific moment. Some problems only become apparent after moving in, during different seasons, or as systems age. This doesn't indicate inspector negligence — it reflects the realistic boundaries of the inspection process.

What is NOT included in a home inspection? Compliance with codes; the presence or absence of pests, mold, or hazardous materials, or environmental hazards; underground items; the effectiveness of systems; predictions of how long systems will last; any areas of the home that are inaccessible or would be dangerous to inspect; warranties

Can the inspector tell me whether I should buy this house? It is up to the buyer and the agent to decide how to move forward given the inspection results.

How much will it cost to fix the problems found?

Home inspectors don't provide repair cost estimates. Clients should get quotes from licensed contractors specializing in the relevant trades. Your inspection report will be categorized by safety importance and urgency so that you can negotiate and prioritize repairs appropriately.

Are inspectors trying to kill real estate deals?

No way! Every home, including a new construction, has some issues or maintenance needs. As a homeowner and real estate investor, I **fully support** home ownership and helping buyers make **informed** purchase decisions!

When will clients receive their inspection report? Within 24 hours of completing the inspection. Our report will include:

- Detailed descriptions of findings
- Photos documenting issues
- Safety recommendations and priorities
- Easy to understand summaries
- Maintenance suggestions for future