

FREQUENTLY ASKED QUESTIONS

1. What does a home inspection include?

We will inspect the major components of the house including the structure, the foundation walls, the crawlspace and attic (if accessible), the electrical panel (breaker conditions, wire size, grounding), the roof and chimney, the plumbing, the furnace, the exterior, the interior (of all rooms accessible), and the grounds surrounding the house. I will also inspect daily use items, such as light switches, outlets, faucets, doors, windows, cupboards and drawers, appliances, etc... It is a very thorough inspection!

For more details see WA Standards of

Practice: <http://apps.leg.wa.gov/WAC/default.aspx?cite=308-408C>

2. How long will the inspection take?

Generally a 2000 square foot home will take 2-ish hours. The size, age, and condition of the home dictate the length of inspection. Larger homes with outbuildings will take longer.

3. When will I receive the report?

The report will be emailed within 24 hours of the end of the inspection. Usually they are available sooner.

4. Do I need to be there for the inspection?

No you aren't required to be there during the inspection. We do highly recommend your presence so that you benefit from the valuable learning experience. By shadowing the inspector you can get answers to your questions and explanations to conditions. Your presence will also help you better understand the report.

5. Is a home or property inspection a warranty of the property?

A home or property inspection is not a warranty covering the property. Rather it is an observation of the home (guided by the SOP) based upon the conditions at the time of the inspection. The observations are reported in an accurate and unbiased manner. Home warranties are available thru other sources.