

After Finding Your Home

The Home Inspection

It's easy to make sure that the home you've chosen is a smart buy. By having a home inspection, the home's vital systems are checked. A home inspection allows you to purchase your home with confidence. We will help you schedule an inspection after you have chosen the home you like. **Margie P Miller** recommends the following minimum standards when choosing an inspector:

1. Membership in ASHI (American Society of Home Inspectors) and adherence to its Standards of Practice and Code of Ethics. Inspectors that meet this requirement in our area go to: <http://www.bc.state.al.us>
2. Written report at the time of inspection.

Your inspection report should include the following:

- ◆ Foundations, basements, and structures.
- ◆ Basement floor and walls, proper drainage and ventilation, evidence of water seepage.
- ◆ Exterior siding, windows, and doors.
- ◆ Exterior walls, windows, and doors; porches, decks, and balconies; garage.
- ◆ Roof.
- ◆ Roof type and material, and condition of gutters and downspouts.
- ◆ Interior plumbing system.
- ◆ Hot-and-cold water system, the waste system and sewage disposal, water pressure and flow, and hot-water equipment.
- ◆ Electrical system.
- ◆ Type of service, the number of circuits, type of protection, outlet grounding, and the load balance.
- ◆ Central heating system.
- ◆ Energy source, type of cooling equipment, capacity, and distribution.
- ◆ Interior walls, ceilings, floors, windows, and doors.
- ◆ Stairways, cabinets, and countertops.
- ◆ Attic.
- ◆ Structural, insulation, and ventilation information.
- ◆ Fireplace.
- ◆ Notes about the chimney, damper, and masonry.
- ◆ Garage.
- ◆ Doors, walls, floor, opener.
- ◆ Appliances.
- ◆ Includes a wide range of built-in and other home appliances, smoke detectors, and television/cable hookups.
- ◆ Lot and landscaping.
- ◆ Ground slope away from foundation, condition of walks, steps, and driveway.

Home inspections are a routine part of nearly every residential purchase, whether a resale or, yes, even a new-construction home. You might question the necessity of an inspection on new construction. However, realize that even though city inspectors have passed certain phases of the construction process and the home has received a certificate of occupancy, there could be numerous small items that may require attention that may or may not surface during the course of homeownership and yet could be a potential structural or safety hazard. Home inspectors provide a unique customer service in identifying existing or potential problems and longevity or life expectancy of many systems in your home.

This report is compliments of:

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