

# Home Inspections

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Buying a home is a big deal, make sure to have the home inspected to avoid unpleasant surprises and unexpected difficulties. You'll want to learn as much as you can about the newly constructed or existing house before you buy it. A home inspection may identify the need for major repairs, builder oversights, and deferred maintenance. After the inspection, you will know more about the house, which will allow you to make decisions with confidence.

## TYPES OF INSPECTIONS:

### Comprehensive Home Inspection:

Evaluates the general condition of the property, hundreds of items on each house, from the foundation to the roof, inside and out. Helps identify defects or adverse conditions that could significantly impact the property value, and if needed, alerts you to any situations where a specialist may be required to make repairs or evaluate more specific hazards.

- Roof, Electrical, Plumbing, HVAC
- Wood Destroying Organism
- Appliances
- Sprinklers, pool, gutters, etc.
- Cupboards, blinds, windows

### Four-Point Inspections:

Also known as the 'Insurance Quote' inspection. Once a home reaches a certain age, many insurance carriers would like to take a peek at the four main sources of insurance claims: the roof, plumbing, electrical and HVAC

### Seawall Inspections:

Will assess the physical condition while giving a projection of the remaining life expectancy & repairs that may be needed. Inspectors should identify cracks, rust stains, soil loss, erosion, corroded tie rods, or deteriorating rebar that can affect the integrity of the wall and can compromise the strength, performance and life expectancy. Insurance rarely covers seawalls and they are very costly to replace.

### Termite (Wood-Destroying Organism) Inspections:

Include drywood termites, subterranean termites, Formosan termites, as well as several types of beetles. Inspectors will provide a WDO Certificate for mortgage or other reasons.

### Mold Inspections:

Visual & lab-tested examination of a home's environment to determine if a home presently has mold. Includes sampling the air, identifying any areas of moisture intrusion, inspecting for non-visible mold, evaluating any existing mold or mildew damage in the home, and obtaining a detailed lab result for each sample taken; this will provide you with clear information regarding the types of mold found and potential toxicity.

### Windstorm Inspections:

Inspectors evaluate roof covering and installation including roof-to-wall ties & roof deck attachment, windows, doors, and secondary water resistance. This checklist ensures that your home has been thoroughly checked at all the known points that water or wind can enter your home. It is not a costly inspection and can lead to **large** insurance discounts.

