

Physical Inspection

- Home inspections provide the buyer with accurate information regarding the home, including any required repairs, potential problems and recommendations.
- Inspections focus on the major components such as foundations, roofs, electrical, heating/cooling and plumbing systems.
- Although outward appearances of the home are important to the buyer, the inspection does not detail cosmetic or decorative issues.
- Components of the home such as doors, windows, electrical outlets are also part of the inspection, and are randomly inspected during the process.
- The professional home inspector does not validate building code or regulatory compliance. However, recommendations that would improve the safety of the home are included.
- Generalized terms, used within the home inspection industry, rating the inspected component as Acceptable, Marginal or Defective are standard responses with the inspection report.
- All inspections should meet or exceed standards established by the American Society of Home Inspectors (ASHI).
- General home inspections do not include a comprehensive inspection and analysis of sewage septic systems. So, if your home has a septic system it should be cleaned and inspected/evaluated by a professional septic system contractor.
- No excavation, disassembly or removal of obstructions is performed.
- The Buyer is encouraged to be present during the inspection, and is strongly encouraged to be present at the close for a brief walk through with the NPI inspector.

Final Walk-Through

Before closing, I will schedule a time for you to revisit the property to ensure it is in proper condition and to inspect that any required repairs have been preformed. This should be done no sooner than five days before you intend to close.