

Home Inspections

Inspections help you understand the overall condition of a property. They are meant to save you time purchasing your new home and potentially save hundreds or even thousands of dollars in repairs. Your real estate sales professional will help you obtain recommended and/or required inspection before purchase.

Note - Obtaining the proper inspections on a home before purchasing it is one of the best ways to make a smart purchase decision and protect your investment. The table below is not exhaustive regarding inspection types that may be necessary on a particular home. It is meant to provide general information on common inspections.

Inspection Type	Description
Standard Home	Inspection may include lot and grounds, roofs, exterior surfaces, garage/carport, attic, structure, basement/crawl space, electrical, heating and air conditioning systems, plumbing, fireplace/wood burning devices, and appliance condition. Remember ... your inspection rights are clearly stated in the Contract For Sale and vary from jurisdiction to jurisdiction. Homes may be sold 'as-is' even if an inspection occurred.
Termite	Inspector looks for the presence of wood-destroying insects (WDI) or wood destroying organisms (WDO, like fungus) and other conditions that contribute to WDI or WDO in a property. Inspection requirements vary by state.
Asbestos	Lab analysis determines if asbestos fibers are present and indicates their condition. If friable or non-friable conditions exist, buyers should seek professional assistance.
Composition Board Siding	Inspector evaluates the condition of the siding and any areas of high moisture. Typically, composition board siding is a paper-based product manufactured to replicate traditional wood siding at a fraction of the cost.
Lead Paint	Inspector evaluates the painted surfaces of a home to determine if lead paint is present. Homes constructed before 1978 may contain lead-based paint. Lead exposure is harmful to young children and babies. Children with lead in their bodies suffer brain and nervous system damage, and have behavior or learning problems, slowed growth, hearing problems, and headaches.
Pool / Hot Tub	Inspector determines overall condition and operability of a pool and/or hot tub's equipment. The pool deck is inspected for deterioration and/or other noticeable defects.
Private Well Flow and Potability	Inspector determines whether a private well adequately supplies water to the house. Samples are sent to a lab for potability (drinkability) analysis.

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Stucco Siding	<p>Two types of stucco siding exist (1) cement-based 'traditional' stucco and (2) synthetic stucco. Inspecting the siding's application according to manufacturer's installation specifications is recommended. Synthetic stucco siding is commonly referred to as Exterior Insulated Finish System (EIFS).</p> <ul style="list-style-type: none"> • When considering a home with stucco exterior, we recommend an inspection to determine the siding's condition. • Synthetic stucco is predominately found in the Southeast but may be present in homes in other areas of the country. • Moisture readings indicate when a system has experienced water intrusion.
Underground Storage Tank (UST)	<p>Typically, the most common methods for testing a UST are a soil or vacuum test. USTs store oil for heating homes. Soil tests take random core samples around the tank for lab analysis. This test determines if any product has contaminated the soil in that area and to what extent. Vacuum tests have a technician seal off and place the tank under a vacuum. Periodic readings determine whether the tank is losing its vacuum. This test provides immediate results for the buyers.</p> <ul style="list-style-type: none"> • USTs are predominately made of metal and rust and corrode over time. This causes hazardous materials to contaminate soil and potentially aquifers that supply drinking water to surrounding communities.