



## What is a Home Inspection

For the first time home buyer.

**Know Your Home**

**541-469-9513**

**This is an exciting time. You've decided to buy a home; now you need a home inspection. To help understand the purpose, process, *and* results, here are some facts about a Wild Rivers Inspections' home inspection.**



### THE PURPOSE

#### A home inspection is:

- an unbiased, independent, and accurate assessment of a home's current condition.
- intended to help you understand the home's condition.
- going to identify things you may not have noticed.
- a tool to help you make an informed purchase decision.

#### A home inspection is not:

- technically exhaustive. The inspector can't see inside walls, under carpet, or behind insulation.
- a guarantee the home's structures and components are sound or there will never be a problem.
- intended to reflect the value of the home.
- intended to provide advice on its purchase.

### THE PROCESS

#### A home inspection consists of:

- a visual, non-invasive review of the home's systems and components.
- a detailed written report, with many color photos, of the findings.
- discussions with your inspector.



### THE RESULT

#### Peace of mind – you will know the home has been checked for:

- major defects, like the visible failure of a major structure;
- issues that lead to major problems, like a roof-flashing leak;
- safety hazards, like exposed or improperly grounded wiring or inadequate smoke detectors.

#### Along with

- issues that may delay financing, legally occupying, or insuring the home;
- the need for further evaluation by a specialist, if we feel it's needed;
- a report containing maintenance and repair tips and other resources.

## WHAT'S INSPECTED:

- roof, siding, doors, windows
- framing, foundation, drainage
- plumbing, electrical
- heating, cooling, chimneys
- interior living space
- built-in appliances
- ventilation, insulation
- crawl space, attic
- plumbing fixtures
- garage/parking structure



## The best inspection occurs when structures and components are visible and accessible.

- Areas often not accessible are openings to the crawlspace and attic, electrical panels, the water heater, and plumbing for sinks, showers, and tubs.
- Ask your agent to request that areas to be inspected are accessible and clear of belongings.

## Some final notes:

- It is very important to read the full report. Then, if you have questions or concerns, call us to arrange to speak with the inspector.
- The inspection and written report are for you exclusively and are provided only to you and, unless you request otherwise, your agent.
- The inspection and report may not be relied upon by another party.
- WRI will not give or sell the report to another party nor will WRI speak to another party about the results of the inspection.

Visit our website **WildRiversInspections.com**

for more about our company and our services. You can also schedule an inspection online.

Or call us, anytime. **541-469-9513.**