

What to expect at your home inspection

presented by



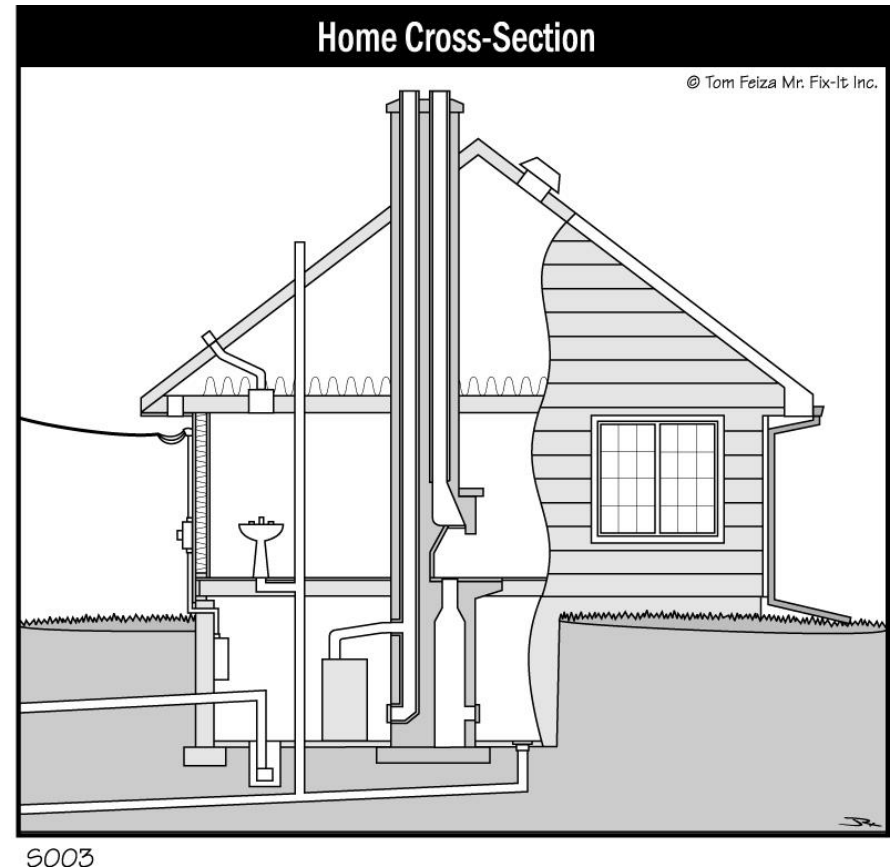
Home Inspections



Let's get to know your home.SM

What is a home inspection?

- A home inspection is a visual review of the house and its major systems to determine its *overall condition* relative to homes of similar age.
- Home inspections are designed to gather additional information about the house which helps the home buyer make a final purchase decision.



The inspector will check exterior components

Roof



Siding



Landscaping & Drainage



**Decks, Balconies,
Steps & Porches**



Swimming Pools



Eaves, Fascias & Soffits



. . . interior components

Fireplaces & Chimneys



Kitchen Appliances



Floors & Sub-Floors



Doors & Windows



Ceilings & Walls



Counters & Cabinets



. . . plumbing

Sinks & Faucets



Gas



Hot Water Heaters



Toilets, Bathtubs & Showers



Supply Piping



Drain Piping



. . . electrical

Electrical Panels



Electrical Meters



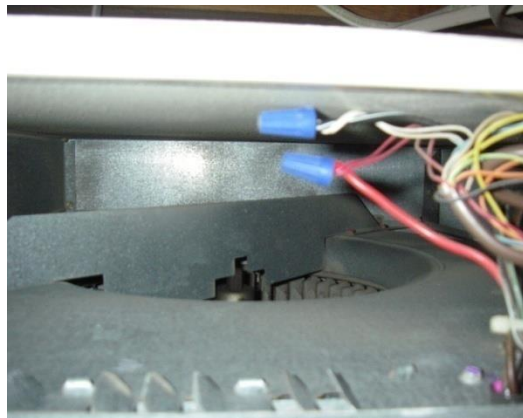
Electrical Fixtures



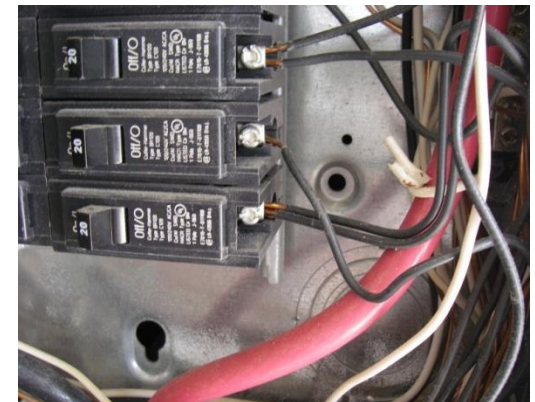
Electrical Outlets



Electrical Connections



Circuit Breakers



. . . heating and cooling

A/C unit



Furnace



Air Handler



Temperatures



Air Ducts



Air Distribution



. . . structural components

Roof Structure



Crawlspaces



Cement Slabs



Columns & Piers



Sub-Floors, Beams & Joists



Walls & Ceilings



. . . and many other items to ensure they are in good condition and work as they should.

Insulation



Automatic Openers



Chimneys, Flues & Vents



Ventilation



Garage Doors



Gutters



How will the home inspector evaluate the house?

- Upon inspection, the inspector will identify those items which:
 - Aren't working and need repair so that you can live in the house comfortably (air conditioning, plumbing ...)
 - Structures or materials which have deteriorated or been damaged and need to be corrected (roof, sub-floors, ceilings, foundation, etc.)
 - Issues that may lead to long-term damage to the home (i.e. water pooling around the foundation)
 - Systems which aren't safe and pose a hazard to those who will be living in the house (electrical, hot water heater, etc.)

Inspection Standards

- In the state of South Carolina, home inspectors are licensed professionals who must adhere to Standards of Practice issued by the state.
- In addition, many inspectors belong to third-party, national certification organizations such as ASHI (American Society of Home Inspectors) or NACHI (National Association of Certified Home Inspectors) which requires their members to adhere to a more rigorous, in-depth Standards of Practice.
 - Plus, these organizations require a significant amount of continuing education each year as part of membership and encourage regular participation in local membership chapters.
 - To become a full certified member of ASHI, inspectors must pass a series of exams, have their reports approved to ensure they meet Standards of Practice and conduct 250 inspections before they can publicly refer to themselves as a 'Certified ASHI Home Inspector'
 - For more information, please visit www.ashi.org or www.nachi.org.
- At Solid Ground, we believe ASHI has the most rigorous standards and we have chosen to align ourselves with this organization. Steve Houmard is a Certified ASHI Home Inspector. Further, we include a copy of the ASHI Standards of Practice in every inspection report.

Get the most out of your home inspection

- Make sure the power, gas and water are turned on before inspection day so that everything can be checked.
 - Some inspection companies charge an extra fee to return on another day to finish the job.
- Plan to attend the inspection, if you can.
 - If you can't break away during the business day, arrange to have inspection in the evening or on the weekend when you can be there.
 - This is especially helpful if you're buying an older home or one that you know will need some work -- you'll want to hear what the inspector has to say first hand.
- Wear comfortable shoes.
 - Most inspections take an average of 2 hours and you'll be on your feet the entire time.
 - On a hot day, be sure to bring a cool bottle of water!

Get the most out of your home inspection

- Let the inspector know that you are a first-time home buyer.
 - This will let the inspector know that he needs to spend time showing you how the home works.
- Come with a list of questions.
 - You may want to know how to run the HVAC system to best manage your electric bills or when to change the air filter.
- If you have questions once you've read the report, call the inspector for clarification.
 - He can also help identify which items are most important to have fixed before you close and those which can be attended to after you move in or down the road.
- After repairs have been made, you can even ask the inspector to return to the house for a [RepairCheck](#) to be sure the work is sufficient and professional.

What next?

- There will be a lot of information in the report. There are really just three things you need to know about the house:

1. Does the house has any major structural or mechanical defects or other major problems that must be corrected?
2. Is everything you'll need to live in the house comfortably in good working order?
3. Is the house a safe place to live?

What to expect at your home inspection

- The home inspector will meet you at the house on the day and time scheduled. We encourage you to attend the inspection if possible. Therefore, please let us know when you are available and we'll try to find a day and time that works for everyone. Of course, if you live out-of-town or don't have flexibility in your schedule, that's fine as well.
- Your Realtor will also meet you and the inspector there and may attend all or part of the inspection as well. At a minimum, your Realtor will arrange to have the door opened for the inspection. Please note the inspection will take between 2 and 3 hours, depending on the size, age and condition of the house.
- Our home inspectors are very interactive and will take you through the house top to bottom, inside and out. While they are assessing the home, they will show you all the parts and pieces of the house and how all the equipment works. As they come across a repair need, they will explain what's going on, what it will take to fix it and about how much it will cost.

What to expect at your home inspection

- We also are required to have an inspection agreement signed and on file. As a result, the home inspector will go over this agreement with you at the house. If you can't attend the inspection, we can send it to you via DocuSign for your electronic signature.
- Payment is due at the time of the inspection. We accept personal check, visa/mc, cash or money order - whatever works best for you.

What to expect after your home inspection

- After your home inspection, we'll put all of the findings into an inspection report and send that to you the next afternoon via email. For example, if you're having your inspection on Monday, you'll get the inspection report sometime Tuesday afternoon or evening.
- If the seller makes repairs before closing, we can come back out to the house when repairs are complete for a **RepairCheck** to ensure the work resolved the problem and that it's professional in nature. There is no extra charge for this courtesy service.
- Just for those home buyers who can't attend their inspection, we'll schedule another time for a **WalkThru** when you are available and/or in-town so the home inspector can take you through your house top to bottom, inside and out. Plus, he'll show you how all the equipment and appliances work and go over the repair needs which were identified in the inspection. This optional service is great for first-time home buyers, those buying an older home or those moving to Charleston from another part of the country.
- Free 'Stay Grounded' consultation for as long as you own your home. After you move in, if you ever have any questions about your home, we're happy to consult with you over the phone, via email or in-person to get you the information or assistance you need.

Our Total Value Proposition is Unmatched

When you choose Solid Ground, you'll receive:

- A 2 to 3 hour interactive inspection; home buyers are strongly encouraged to attend
- Electronic version of the report emailed the next afternoon (or sooner by request when you need a quick turnaround)
- Free 90-day Limited Mechanical & Structural Warranty
 - Starting on the day of your inspection, this limited warranty is designed to cover the cost of an unexpected mechanical or structural repair need (i.e. the microwave stops working) which occurred after your home inspection or was not visible/detectable at the time of your inspection.
- Free **RepairCheck**SM
 - If the seller makes repairs before closing, we'll come back out to the house when repairs are complete to ensure the work resolved the problem and that it's professional in nature.
- After-Inspection WalkThru (optional)-- \$50 to \$100, tbd per size and age of home.
 - Just for those home buyers who can't attend their inspection, we'll schedule another time for a WalkThru when you are available and/or in-town so the home inspector can take you through your house top to bottom, inside and out. Plus, he'll show you how all the equipment and appliances work and go over the repair needs which were identified in the inspection. This optional service is great for first-time home buyers, those buying an older home or those moving to Charleston from another part of the country.
- Free 'Stay Grounded' consultation for as long as you own your home
 - After you move in, if you ever have any questions about your home, we're happy to consult with you over the phone, via email or in-person to get you the information or assistance you need.

Certified. Licensed. Professional. Let us show you the value we can add to your sales process.

→ To schedule a home inspection with Stephen and for general questions, please call:

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→ www.solidgroundinspections.com



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