

WHAT IS A HOME INSPECTION?



A home inspection is a visual examination of the physical structure and systems of a home from foundation to roof. A home inspector is trained to be a detective in regard to the construction and working parts of homes.

WHAT'S INCLUDED IN A FULL INSPECTION?

- Roof, vents, flashings and trim
- Gutters and downspouts
- Skylight, chimney and other roof penetrations
- Decks, stoops, porches, walkways, and railings
- Eaves, soffit and fascia
- Grading and drainage
- Foundation and crawlspace
- Water penetration and foundation movement
- Heating systems
- Cooling systems
- Main water shut-off valves
- Water heating system
- Plumbing fixtures and faucets
- Electrical service line and meter box
- Main disconnect and service amperage
- Electrical panels, breakers and fuses
- Grounding and bonding
- GFCIs and AFCIs
- Fireplace damper door and hearth
- Insulation and ventilation
- Garage doors, safety sensors, and openers
- ... and much more!

Our Home Inspection Report is detailed yet easy to read utilizing National Standards and state of the-art writing software and is customized with many photographs

Review our Standards of Practice at www.nachi.org/sop.htm for complete details

The report will be emailed to the buyer usually the same day. For a sample report, please visit our website: www.affordablehomeinspect.net.

WHY DO I NEED A HOME INSPECTION?

A home purchase may be one of the most important events of your life. Before you purchase the property, you should learn as much as you can including what may need to be repaired.

A home inspection will also point out the positive aspects of a home, as well as required ongoing maintenance that will be needed to keep the property in good shape. By having a professional home inspection, you will have a clearer understanding of the home you are purchasing so you can make a confident decision.

Each of our home inspections is accompanied by a complimentary, informative guide to maintaining a home.

INSPECTIONS FOR HOME BUYERS

When you are considering buying a house, you should hire a thorough Home Inspector to inspect the condition of the home and give you a detailed home inspection report. Hiring a home inspector is a wise decision, even when buying a newly constructed home. Having a detailed home inspection report before you move in will prepare you for potential problems and set your mind at ease.

WHAT IF THE REPORT REVEALS PROBLEMS?

If a home inspection reveals problems, it does not necessarily mean you should not buy the house. The home inspection is meant to educate you in advance of the purchase of the condition of the property.

INSPECTIONS FOR HOME SELLERS

A professional home inspection is also very valuable for Home Sellers. By getting a home inspection before putting your house on the market, you can get a better understanding of the condition of your home before putting up the For Sale Sign. This will make the selling process easier.

ABOUT THE INSPECTOR

Steve Capo has been a Deltona, FL resident for over 25 Years. He is a Florida State Certified Home Inspector (FL License HI767) certified and trained by both the American Home Inspectors Training Institute (AHIT) and The International Association of Home Inspectors (InterNACHI).

Steve has passed the mandatory Florida testing required to be a State Certified Home Inspector. In addition to inspecting homes, he has renovated homes in the Central Florida area giving him a great understanding of the building sciences that allows for complete and reliable home inspections.

He is a member in good standing of both InterNACHI and Florida InterNACHI. Both associations require it's members to pass numerous courses in order to maintain membership.

You can view InterNACHI's membership requirements at www.nachi.org/membership.htm and also view the Code of Ethics that Steve follows at www.nachi.org/code_of_ethics.htm.

In addition to performing Building Inspections, we will also arrange for testing of:

- Water Quality
- Radon Air and Water
- Septic
- Wood Destroying Insects
- Mold.

