

Our report is broken down into 3 basic areas: the cover letter with item summary, the detail of the report and then the WDO report. Many clients will only read the cover letter with the summary and that is a mistake. Most people will be spending several hundred thousand dollars for the home purchase, why would you not want to read the whole report?

The summary is broken down into 4 areas: safety, corrections recommended, further evaluation and recommend upgrades. Obviously safety comes first. These are issues that could cause injuries or damage to the home. Most people will want these fixed before they move into the home. Corrections are issues where the door doesn't close properly, outlet mis-wired or furnace needs servicing. In most cases we will describe the issues and the type of serviceperson to fix it. Further evaluation issues are items that require expertise beyond our scope of practice. Home inspectors are generalists. We tend to know a lot about homes but do not have the credentials to fix a furnace or repair a structural issue. This is where we call in the "hired guns" to exam the issue; determine severity and the cost to repair. Last but not least are upgrade recommendations. We get to see a lot of homes each year and sometimes simple additions can make the home a better place. For example, many home built before 1990 did not have GFCI outlets. Adding these inexpensive devices to the kitchen and bath outlets can prevent an electrical shock.

The next section is the detail of the report. There are usually 13 sections but this will change based on the home and features in it. Take the time and become familiar with your report. Additional information is provided about the site and home, making it easier to understand the overall condition. Most issues we find will have one or more pictures with it. Areas that are difficult for the homeowner to view such as the roof and crawl space will usually have pictures with them. If there is additional information available for an issue: mold, asbestos etc. There may be a hyperlink included. If you want to zoom in on a picture Acrobat will let increase the size to 6400%. Realistically you can go up to 400% with pretty good detail.

The last section is the WDO report (if included in your inspection). This is a state mandated section. In most cases this is a recap of information in the detail section of the report especially if they are wood rot related but many times the WDO issues are unique and will only appear in the WDO section.

After you gone over the report you may have questions about some of the issues. Call us or email us. Our goal is to ensure that any questions about the condition of your home are resolve before the end of your inspection contingency period. If for some reason a question cannot be answered at the time you ask it we will research the question and obtain the answer for you.