

Home Inspections:101



Agenda

- What is a home inspection
- What makes Idaho a unique state
- How to choose an inspector
- The role of a home inspector in the real estate transaction
- How to set your clients up for success
- Types of inspections
- How to read an inspection report
- Q&A

Let's define the term

- What is a home inspection?
- Is it a warranty?
- Is it a guarantee?

A home inspection is different

- A home inspection is a non-invasive, visual examination of a property, and the major components of that property, at the time of the inspection.

What do we inspect?

- Exterior
- Roof
- Attic
- Interior
- Major Mechanical Systems
 - Plumbing, Electrical, Heating, Cooling, etc.
- Garage
- Crawlspace
- Thermal Camera
- [Our Video](#) - Click to watch

Idaho is unique

- No regulations
- ANYONE can be a home inspector
- Regardless of skills, qualifications, experience...

How to choose an inspector

- Are they professionally certified?
 - What does that mean?
- What are their qualifications?
- What tools/tech do they use?
 - iPads, infrared thermal camera, radon machines, moisture meter, drone
- How many reviews do they have?

Knowing our role

- To help clients feel informed, confident, and comfortable in their real estate transaction
- We are NOT decision makers
- We are unbiased, third-party “fact checkers”

Setting clients up for success

- What can they expect?
- Attending the inspection?
- When will they receive the report?
- Cost?
- Typical findings?
- Making reasonable access for the inspection

Types of inspections

- Buyers
- Pre-Listing
- New Construction
- Pre-Drywall
- 11-Month Home Warranty
- Thermal Camera
- Sprinkler
- Pest Assessment
- Radon Test

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