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www.TrueNorthInspections.com

What To Expect From Your Inspection

First off, it is important to understand the scope of a home inspection. An inspection is an objective visual examination of the physical structure and systems of a building. An inspection is similar to a physical examination from your doctor. When problems or symptoms of problems are found, we may recommend repairs, or we may refer you to a specialist for further evaluation and remedies.

An inspection should include the building's heating and cooling systems, plumbing and electrical systems; roof, attic, and visible insulation; walls, ceilings, floors, windows and doors; foundation, basement, crawl space, and the visible structures of the building. Since there are no requirements in Idaho for what must be included in an inspection, other inspection providers may choose to exclude some systems or components. As Members of ASHI, the American Society of Home Inspectors, we inspect to the industry's highest standards, and are held accountable by ASHI to do so.

The cost for a home inspection is dependent upon many factors. First, a more qualified inspector who has more credentials and provides a more professional service will charge more. It is well worth the investment to pay a little more to hire a more qualified inspector. Since a home is a significant investment, it will be worth the extra 25 to 50 dollars to hire the best inspector you can find. The lower-priced inspectors are not necessarily a bargain. Secondly, the size of the home plays a role in the price. The larger the home, the more you should expect to pay. The price is also dependent upon the age of the home. You should expect to pay more for an inspection on an older home since it will likely demand more time of the inspector.

In general, for an average-sized home less than 50 years old, you should expect to pay around 300 dollars. Payment is typically due at the time of inspection. For your convenience, True North accepts personal checks as well as Visa and Master Card.

The end result of the inspection is a written report. The skill of an inspector in communicating his findings is nearly as important as the findings themselves. Some Inspectors provide simple checklist reports that can be difficult to interpret and require clarification after reviewing the report. Some Inspectors provide reports that are part checklist and part narrative, but are still difficult to interpret. To make sure you have a complete understanding of our findings, our reports are 100% narrative, which means they are written in sentences and paragraphs, they are written in layman's terms, and they are enhanced with color photographs throughout. We also pull items of particular interest into a Report Summary to provide you with a quick-view list of potential action items. A report sample is available at our website, www.TrueNorthInspections.com

Once the inspection is completed, the report should be available within 24 hours. With True North Inspections, reports are available electronically via email or on CD-ROM, via fax, or on paper in a professionally-bound document.

Finally, what should you do if the inspection reveals problems? If issues are discovered in the home inspection, it does not necessarily mean you should not purchase the house. No house is perfect; issues of varying significance are found at every home. A homebuyer should consult with his or her Realtor regarding the inspector's findings for assistance in determining what steps, if any, should be made in the course of the transaction based on the results of the inspection. Some issues may best be addressed prior to finalizing the purchase, while others may be best addressed after completing the purchase.

Additional information, sample reports, client testimonials, and answers to frequently asked questions are always available at our website: www.TrueNorthInspections.com.