



## Eagle 1 Inspection Group, LLC

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### Inspection Overview

A home inspection is not a pass or fail type inspection. A home inspection is a visual detail-oriented assessment of a home's readily accessible and visible components. Every home has its' problems and there is no such thing as a perfect home. A standard professional home inspection report helps you understand the home on a deeper level and gives you an independent and unbiased view of any problems, so that you will have all the facts to make a sound and informed decision on the purchase of your new dream home. A convenient digital inspection report will be sent directly to the client within 24 hours of the completed inspection.

The State of Indiana requires home inspectors to be certified by taking a Home Inspection course that includes live hands-on training, the certified inspector must also pass a National Exam, the inspector must also become licensed in the state of Indiana, and the inspector must complete a number of continuing education hours.

The home inspector must also adhere to the Standards of Practice (SOP) that have been set forth in Indiana Administrative Code 878 IAC 1-2-1 Minimum Standards of Competent Performance of Home Inspections. These standards are similar to those that are set by The National Association of Certified Home Inspectors (InterNachi) and the American Society of Home Inspectors (ASHI). Below is an idea of some of the items that we check during a home inspection.

~ **Roof** (shingles, flashings, chimneys, vents, trim and gutters, drip edges, skylights, downspouts, and other visible roof related items)

~ **Plumbing and Fixtures** (water pressure, water distribution system, hose bibs, sinks and faucets, bath/showers and toilets, sanitary system, and other plumbing system components)

~ **Heating and Cooling Systems** (furnace, air cleaning parts, ductwork, electronic monoxide testing, electric gas sniffer testing, air conditioner and lines, and other visible related HVAC components)

~ **Basements, Crawl Spaces, and Foundation** (insulation, ventilation, posts, vapor barriers, utility attachment, structural items, floors and walls, and columns)

~ **Attics** (insulation, ventilation, rafters, joists and collar ties, trusses, wiring attachments, and other visible related items)

~ **Interior** (floors and ceilings, walls, stairs (if applicable) and banisters, finishes, sinks, cabinets, shelving, built-in appliances, smoke detectors and safety-related items, and other visible interior-related components)

~ **Electrical Systems** (service entry and clearances, service panel, switches and outlets, visible wiring and junction boxes, grounding system, and other related electrical components)

~ **Exterior** (siding materials, attachments, windows, doors, sashes and lintels, vents, entryways, and other visible exterior related components)