

THE HOME INSPECTION PROCESS FROM FIVE STAR

I generally arrive at the inspection site about 5-10 minutes prior to the scheduled time to gather the necessary tools and paperwork, photograph the house and take a quick walk around the exterior to familiarize myself with the property. Since we will be on the outside of the house, we will begin the inspection with the exterior components. The **Inspection Sequence** is as follows; roof, exterior, grounds, attic, interior living spaces, bathrooms, kitchen, laundry, basement and mechanical systems. It is helpful if you or your agent can bring the following information; seller's disclosure, water quality or radon tests, septic cleaning history, prior service dates of any mechanical equipment (e.g., boiler/furnace).

You are encouraged to walk with me during the inspection. This will help you understand the present condition of the home. I will provide a narrative throughout the inspection for those observations where action is recommended for maintenance or future upgrades. There is no need to take notes (although you may if desired) as the observations will be included with relevant pictures in the final inspection report.

At the conclusion of the inspection we will convene in the house to review major or special observations for which action is recommended. I will also review several forms that require your signature; **CT Standards of Practice for Home Inspectors** (required by the State), **Inspection Contract** (defines the services to be performed and fees) and the **Wood Destroying Insect Report** (based on observations made during the inspection). I will record your check number on the contract (check or cash please) and take a copy of the Standards of Practice, Inspection Contract and WDI reports for my records. You will be provided with a folder containing the above plus other information.

The final inspection report will be emailed to you as a PDF document usually within 24 hours of the inspection. Please allow a minimum of 2 full business days from the inspection date for any other reports where third party services are being used (e.g., water analysis, septic inspections, etc.). If you request radon-in-air testing, I will leave an electronic monitor in the home at the time of the inspection and retrieve it approx. 48 hours later.

If you haven't already done so, I encourage you to visit our website to learn more about Five Star Inspection (www.fivestarinspection.com) and the EPA website (www.epa.gov) to learn about environmental issues that may be of interest to you (e.g., radon, water quality, septic, lead paint, etc.).

We look forward to meeting you at the inspection.

Five Star Inspection Services, LLC
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