


# All About Homes

All About Homes is a company that specializes in residential inspections and code consultation. Serving the East Bay since 1985, we have inspected over 17,000 homes for structural and mechanical integrity. From this experience, we have learned the importance of understanding the basic requirements for health and safety as it relates to residential housing.

Our extensive range of experience includes single and multiple family dwellings on virtually every type of site terrain and style of property in the East Bay.

We have learned that for a home buyer or seller to get the most out of the inspection they must become an active participant in the home inspection process. We strongly encourage the clients to attend the inspection, ask questions, voice concerns and thoroughly read and review the finished report.

To help inform the consumer, All About Homes has developed this brochure to explain home inspections and provide questions to ask when hiring an inspector. By understanding and becoming involved in this process the consumer benefits by being able to make a more informed decision about the purchase or sale of a house.

A thorough property inspection by All About Homes, Residential Inspection Service can provide valuable information to assist you in making the right decision. For further information or to order an inspection, please call (510) 537-6000. 



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# Consumers' GUIDE TO HOME INSPECTIONS

	Company #1	Company #2	All About Homes
<b>What's included in the inspection?</b> <i>Foundation, framing, electrical, plumbing, roof, furnace and ductwork.</i>			Yes
<b>How long does the inspection take?</b>			2 Hours
<b>How long to receive the report?</b>			2 Days
<b>What are the qualifications of the inspector?</b> a) Contractor's license? b) Hands on experience in various trades? c) ICBO certified?			Yes Yes Yes
<b>Number of years in business?</b>			15 Years
<b>How many inspections performed?</b>			17,000
<b>Is the inspector a member of any professional organizations?</b> ASHI / CREIA / ICBO			Yes
<b>What type of report format do they use?</b> <i>Checklist, narrative or verbal walk-through with clients?</i>			Narrative
<b>Guarantee the accuracy of the report?</b>			Yes

**QUESTION:*****What is a general house inspection?***

A general house inspection is a visual inspection of the major structural and mechanical components of a house, the property site and the surface water drainage around the house. There are over 90 different items to inspect on an average house, including the structural framing, roof, plumbing, electrical, mechanical systems (heating and ventilation), attic and foundation. In addition, the inspection also addresses items reflecting health and safety concerns as well as deferred home owner maintenance. It is a comprehensive inspection that can give you important information about the overall condition of the property that you are considering purchasing.

**QUESTION:*****Why is a general house inspection important?***

It is important because it provides you with essential information regarding the actual condition of the house you wish to purchase. California law requires sellers to provide the buyer with any information that might affect the desirability of the property. However, most sellers do not know the actual condition of their property, particularly if they are not the original property owners.

A home inspection provides you an opportunity to go through the property with an experienced inspector and get a close-up look at portions of the house that you would not have an opportunity to see during a normal walk-through. It is also a chance to get answers about the current condition of the house and its components, areas of deferred maintenance, items that require repair, and areas that might compromise your personal safety. Once you have the information from the inspection, you will know more about the actual condition of the property, and you will be in a better position to make a decision concerning your purchase.

**QUESTION:*****When is a general house inspection usually performed?***

Normally, an inspection is ordered after you enter into a contract with a seller. Your sales contract will ask whether you want a property inspection. If you do, the contract specifies the time frame in which it must be completed. It usually takes about a week to schedule an inspection and receive a written report.

**QUESTION:*****Is it important to attend the inspection?***

Absolutely! You can obtain pertinent verbal and visual information at the inspection, which may not necessarily be included in the written report. You get to see exactly which areas the inspection covers and which it does not.

**QUESTION:*****Who usually pays for the inspection?***

Normally the buyer, or the person desiring the information, will pay for the inspection report. When you pay for an inspection, you know that the inspector is working for your best interests and is always available to answer your specific questions.

**QUESTION:*****If the report notes something that is in need of work, does the seller have to fix it?***

California's disclosure laws don't obligate the seller to fix anything, so it's important to work with your Realtor beforehand to determine how the report information will be used in relation to the sales contract. Most contracts are written subject to your approval of the inspection report. If there is a condition in the report that you want fixed, you can request that the seller correct it, and if the seller refuses, you may have the option of rescinding or cancelling the contract.

**QUESTION:*****How long does the inspection usually take?***

A complete inspection takes about 2 hours, depending on the size and condition of the house and the number and nature of questions that are asked.

**QUESTION:*****How much do inspections normally cost?***

This depends on the size of the dwelling and the type of inspection. The average range is from \$300.00 to \$400.00.

**QUESTION:*****What qualifications should you look for in an inspector?***

The State of California does not require any licensing in this industry, so each inspection company can have different criteria for inspector qualifications and the type of inspection reports they generate. Therefore, it's extremely important that you verify the experience of the company and the inspector before doing business with them. You may want to ask the following questions.

**1) How long has the inspector been in business?**

This can be an indication of the amount of experience and stability an inspection company has. *All About Homes* has been performing home inspections in the East Bay since 1985.

**2) What are the qualifications of the inspector/company?**

Qualifications to look for are a General Contractor license, *ICBO* (*International Conference of Building Officials*) certification, and/or experience in all phases of the building trades. Our inspectors at *All About Homes*, have General Contracting experience and/or are ICBO-Certified. They have also performed hundreds of inspections here in the East Bay.

**3) Does the inspector belong to any professional organizations?**

*The American Society of Home Inspectors* (ASHI) or the *California Real Estate Inspection Association* (CREIA) are two of the notable associations. In California, both associations require members to pass rigorous written and practical examinations, as well as adhere to a strict standard of practice and code of ethics.

*All About Homes*, is a member in good standing with several professional organizations, such as ASHI, ICBO, *Bay East Association of Realtors* and *the Alameda Association of Realtors*.

**4) How many inspections has the inspector performed?**

The experience gained from performing numerous inspections allows an inspector to provide better service to his or her clients by being able to recognize a variety of conditions that might go unnoticed by a less experienced inspector. *All About Homes* has performed over 17,000 inspections since 1985.

**5) Does the inspector stand behind the accuracy of his/her report?**

While no inspection or report can guarantee that you'll never have any problems with your home, accurate information can help you make a well informed decision about your purchase and alert you to areas that may need further attention once you purchase the property. *All About Homes* guarantees the accuracy of statements made in our report. We encourage clients to call with any questions or concerns.

**QUESTION:*****Does having an inspection insure against any future problems?***

No. A visual inspection can only reflect conditions that exist at the time. You still need to carefully evaluate all the information you receive during the transaction, including the seller's disclosure statement and any information the Realtors may be able to give you. That's why it's important for you to get involved in the transaction and the inspection process. Although a general house inspection isn't a guarantee or a warranty for the house, it does give you the peace of mind that comes from knowing your property has been inspected by a professional who has your best interests at heart.