



Mansions to Tiny Houses - We Inspect Them All™

The GOLD Standard

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www.ShastaPremier.com

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ABOUT YOUR SHASTA PREMIER HOME INSPECTION

Our website contains information about what we do and also provides sample reports for viewing. The website is: www.ShastaPremier.com. You may also verify Michael's certifications, experience, and professional memberships by clicking on the appropriate links there. All inspectors are certified and work under Mike's supervision.

A General Home Inspection will cover approximately 140 to 175 different systems and components. Major systems covered are (but not limited to):

- Structural - foundation, walls, roof, ceiling, floor
- Electrical - from the service mast to the house, and covers the main electrical panel, any sub panels, lighting, switches & receptacles, etc. We use test equipment
- Plumbing - will look at water service pipes, shut off valves, wastewater drain pipes, kitchen and bathroom fixtures, hose bibs.
- Exterior - will look at siding, trim, windows, eaves & soffits, doors, decks, balconies, porches, patios, stoops, ramps, etc.
- Decks - decks are thoroughly checked for appropriate construction, attachment to the structure, dry rot, termites, etc.
- Guardrails & Handrails - all will be checked for stability, dry rot, etc.
- Roof Covering - checks for type of material and the condition, also for installation defects, some types of material will be provided with an estimate remaining service life
- Interior - will cover walls, ceilings, windows, doors, floor covering, cabinets, laundry room, etc. at this point walls and ceilings are checked for moisture penetration, biological growth, and for indications of any structural issues
- Appliances - All built-in appliances will be checked for operation condition (the exception is clothes washers & dryers) the water heater will be checked, stove, oven, refrigerator, built-in microwave, hood/vent. All model and serial numbers will be recorded, then will be provided with a manufacture date and will check to see if there is a manufactures safety recall on the appliance
- Heating & Cooling - Heating and cooling type will be identified (i.e. heat pump, furnace, mini-split, etc.) and equipment will be operated. Measurements will be taken of the heated or cooled air the unit is putting out. The exception is heat pumps: they should not be operated outside certain parameters at certain times of year; for example the cooling function of a heat pump cannot be checked during cold temperatures in the winter; however, heating will be checked. Model and serial numbers will be recorded and a manufacture date will be provided and it will be checked for manufacture's recall status.
- Other Items: cabinet doors and drawers will be checked, doors will be checked, windows will be checked, etc. Really, there are too many items to list here.



Additionally, every Shasta Premier Inspection Group home inspection comes with the following value-added benefits:

- Buy-Back Guarantee: If we miss anything, the home may be purchased back from you at your purchase price.
- Repair Verification: If the sellers agree to make any repairs to items found in our report, we'll make one trip back out to verify the repair.
- After-Purchase Walkthrough: the inspector will meet with the buyer after they take possession of the property to help them learn about the systems and components of their new house, and answer any questions.
- Home Maintenance Book: A great source of "how-to", "what is it", and "what do I do" type of information. Explains the systems and components of the house in easy to understand terms.
- Safe Home e-Book: a 270+ page ebook that covers all things safety for the home, such as decks, guardrails, electrical items, and more

We endeavor to provide a thorough education about any structure we are inspecting. And are always available for questions. Also, if there is any specific area of concern, we will make sure that is covered and questions are answered.

Mike is a Certified Master Inspector, which is the highest professional designation that a home inspector in the United States can obtain. It's not an easy certification to get and requires 1000 hours of education and at minimum of 1000 paid inspections, a background check and other requirements. Mike is also licensed in the State of Oregon. Please see more about Mike and his education and experience on the website: www.ShastaPremier.com.

Shasta Premier Inspection Group is the most highly rated, with the most reviews, in Siskiyou County and we typically inspect about 70% of all properties that go into escrow in the area. You can see some of our reviews on our website, or on our Google Business listing, and on Yelp. Additionally, we spend extra time with first-time homebuyers, as needed. We want to make sure our clients understand their home inspection and the written report.

We are always available by phone if additional questions arise at any time during the process.



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Serving Siskiyou County
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Logos and seals include: InterNACHI, \$25,000 Honor Guarantee, We'll Buy Your Home Guarantee, Certified Master Inspector, InterNACHI CPI, IAC2 Certified, International Association of Certified Indoor Air Consultants, National Fire Protection Association, and Pool/Spa Inspector.