

Below are answers to frequently asked questions from homeowners and realtors.

Homeowner Frequently Asked Questions

Q. Why should I have a home inspection?

A. A home purchase is one of the biggest investments you will ever make. A home inspection provides you with the information you need to feel more confident in your decision. A Sac Valley inspection will provide you with a detailed, objective report of the home's condition so you can be aware of what you are about to invest in.

Q. How long does the inspection take?

A. A typical inspection of a property less than 2,000 square feet lasts approximately two and a half hours.

Q. Do I need to be present at the time of the inspection?

A. Yes, it is to the buyer or seller's benefit to be present at the time of the inspection. The point of a home inspection is not just to inspect the property, but also to educate the homeowner or potential buyer of the condition of the property. This can be better achieved if you are present at the time of the inspection.

Q. How will the inspection help me determine the condition of the home?

A. During the course of the inspection, the inspector will explain the condition of the property. After the inspection is performed pursuant to the standards of the American Society of Home Inspectors (ASHI), the inspector will provide you with The Sac Valley Report so you can make an informed decision on purchasing or listing the property.

Q. What is included in [The Sac Valley Report?](#)

A. The inspector will provide you with a 20-30 page detailed report. The report outlines all major areas of the home including heating, air conditioning, plumbing, electrical, roofing and more. You will also receive a Seasonal Maintenance Checklist that outlines tips on keeping your home in shape.

Q. Why should I choose Sac Valley over a local competitor?

A. We are Sacramento residential construction specialist. Sac Valley's inspectors are professionals trained to give you an objective view of a home's condition. We provide you with the [#1 home inspection report](#) in the industry today.

Q. What are Sac Valley's inspector's qualifications?

A. Sac Valley offers the best training in the industry by combining classroom instruction and hands-on technical training in a state-of-the-art training facility. To enhance training in the classroom, Sac Valley uses a complete educational training system developed by Carson and Dunlop and Associates, one of the most respected names in professional home inspection training. Technical training classes are also held periodically throughout the year to inform business owners about ancillary services and other inspection specialties. Sac Valley inspectors are trained to perform a professional inspection that meets the highest standards in California—the standards of Practice established by California Real Estate Inspection Association, CREIA.

Realtors' Frequently Asked Questions

Q. What will my client receive in writing as part of the inspection?

A. The inspector will provide your client with a 20-30 page detailed report. The report outlines all major areas of the home including heating, air conditioning, plumbing, electrical, roofing and more. You will also receive a Seasonal Maintenance Checklist that outlines tips on keeping your home in shape.

Q. How long does an inspection take, and does my client need to be present at the time of the inspection?

A. A typical inspection of a property less than 2,000 square feet lasts approximately two and a half hours. It is to your client's benefit to be present at the time of the inspection. Sac Valley's job is to inspect the property and educate the client about the condition of the property.

Q. What are your inspector's qualifications?

A. Our inspectors are trained and certified. Our inspectors adhere to the standards set by the California Real Estate Inspection Association, CREIA.

Being Present During Inspections

It is important that you, as a homebuyer, be present during the two to three hour inspection. By accompanying the inspector you will gain additional insight.

See first hand the condition of each key component throughout the house and property so you will have a better understanding of your house and of the inspection report.

All concerns about findings which, on paper may seem distressing but in fact may be superficial. For example, the inspector might explain that some lubricant can quiet an alarming noise coming from an appliance; that an unsightly column needs only a coat of paint, or that the problem that caused a water spot has previously been corrected.

Learn about the operation of your new home-how the heating system works, how to control pilot lights, how to turn on various appliances and components, where shutoffs are to save time and avoid frustration. The inspector can point out maintenance needs and procedures and explain how and when to check items needing periodic monitoring.

Have all of your questions and concerns addressed immediately as they arise.

Prior to the inspection, prepare a list of questions or concerns about the property. Relate these to the inspection company in advance to ensure that such matters will be properly addressed and that any special arrangements can be made if necessary. Bring your list to the inspection.