



I'd like to first off congratulate you on getting the offer negotiated and accepted! We are now embarking on one of the next steps of the home buying process. The Inspection!

I'd like to mention that having a home inspection is a very important step in the home buying process. Many times a home inspection can show us things that we couldn't see with the naked eye. I highly recommend having a home inspection any time purchasing a property.

When having a home inspection, it is good to know that there are typically some things that most home inspectors do not inspect. These items are usually considered specialty items. You can still have these items inspected, but you may want to ask/hire a professional in that field to inspect it for you. Some specialty items are below:

1. Chimneys
2. Sprinkler Systems
3. Lead Base Paint
4. R-value of insulation
5. Asbestos
6. Speakers, Projectors, (electronics etc)
7. Wells (Usually negotiated in the contract)
8. Septic Systems (Usually negotiated in the contract)
9. Solar Panels

There are probably more specialty items than what are listed above. I'd also like to mention that inspectors are human, and may make mistakes from time to time. However, this is their career and they normally do this multiple times a day.

Here are some Inspectors that we've used in the past. Let me know who you would like to go with. We can do the inspection anytime within the inspection time frame stated in the contract, and preferably the sooner the better.

1. Southern Idaho Home Inspectors: George & Noelle Krastev
Cell: (208) 316 8484 (George)
Cell: (208) 316-9567 (Noelle)
Email- sidahohomeinspections@gmail.com

2. Top Notch: Gary & Dillon Ellis
Cell: (208) 490-3003

Email: topnotch.208.homeinspections@gmail.com

3. Capstone Home Inspections: Doug Terry

Cell: (208) 421-0297

Email: Capstone.pro.inspect@gmail.com

4. Obsidian Home Inspection: Tucker Peterson- taking a break for 6 months- 11/18 MS

Cell: (208) 308-1049

Email: inspections@obsidianhome.com

5. White Cloud Home Inspections: Jody Bohr

Cell: (208) 316-6919

Email: whitecloudhomeinspections@gmail.com

Let me know if you have any questions and who you would like to go with. Common questions that inspectors will want to know before giving a quote are as follows:

1. Size of the Home
2. Age of the Home
3. If there is anything you want them to look out for specifically.
4. If you plan on being at the inspection.

Feel free to ask the inspector anything about the home. Thanks again for letting us assist you in your purchase!