



### **Certified InterNACHI Inspector**

- I am a member in good standing of the International Association of Certified Home Inspectors (InterNACHI).
- I adhere to the InterNACHI Standards of Practice.
- I abide by the InterNACHI Code of Ethics.
- I stay up to date with the latest inspection techniques in the industry through Continuing Education.

### **Additional Qualifications**

- IAC2-Certified by the International Association of Certified Indoor Air Consultants
- Graduate of Arizona Sun Tech School of Professional Home Inspectors
- U. S. Air Force veteran



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*Serving Las Cruces, Mesilla,  
Dona Ana County and the Mesilla Valley*



## What is a home inspection?

A home inspection is a non-invasive, visual examination of a residential dwelling, which is designed to identify observed material defects within specific components of the home.

It is intended to assist in the evaluation of the overall condition of the home. The inspection is based on observations of the visible and apparent condition of the structure and its components on the date of the inspection, and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

## Why is a home inspection important?

**Home Buyers:** Emotion often affects the buyer and makes it hard to imagine any problems with their new home. A buyer needs a home inspection to understand the condition of the home before moving in.

**Home Sellers:** More and more sellers are choosing to have a thorough inspection before or when they first list their home. First and foremost, you should have a home inspection for full disclosure. You will have demonstrated that you did all you could do to reveal any defects within the home. Second, you will save money and hassle by being alerted to any defects now instead of after you have negotiated the sale and are faced with potentially costly repairs discovered during the buyer's inspection. Defects discovered before a buyer comes along means that you can shop around for a contractor rather than deal with inflated estimates that a buyer may present. Get your asking price by being prepared!

## Included In Your Inspection

As a home inspector trained and certified by the International Association of Certified Home Inspectors (InterNACHI), I adhere to their comprehensive Residential Standards of Practice. This means that I will inspect all of the following (when accessible):

- roof, vents, flashing and trim;
- eaves, soffits and fascia;
- gutters and downspouts;
- roof penetrations;
- decks, stoops, porches, rails and walkways;
- grading and drainage;
- foundation, basement and crawlspace;
- heating system;
- cooling system;
- water shut-off valves;
- water heating system;
- plumbing fixtures and faucets;
- drainage sump pump (with accessible float);
- electrical service line and meter box;
- main disconnect and service amperage;
- electrical panel, breakers and fuses;
- grounding and bonding;
- GFCIs and AFCIs;
- fireplace damper door and hearth;
- insulation and ventilation;
- garage doors, safety sensors and openers;
- and much more!

## Tips to Speed Up Your Inspection

1. Confirm that the gas, water and electricity are turned on and that the gas pilot lights are burning.
2. Ensure that no pets will hinder the inspection and that family members know where they are at all times.
3. Replace all burned-out light bulbs.
4. Test all smoke and carbon-monoxide detectors. Replace the batteries, if necessary.
5. Clean or replace dirty HVAC air filters and verify that the filters fit properly and are secured in place.
6. Move wood, stored items and debris away from the foundation walls.
7. Unlock or remove locks from any areas that the inspector must access, such as fence gates, the attic access hatch or door, the electrical service panels, special closets, and/or the crawlspace door.
8. Confirm that all areas and components are accessible to the inspector by removing any items that may be blocking their safe access and thorough evaluation.
9. Trim tree limbs back from the roof and shrubs away from the house.
10. Repair or replace broken, damaged or missing items, such as door knobs, locks and latches, window locks, broken glass, window screens, anti-siphon devices on exterior faucets, rain gutters and downspouts (clean out, if necessary), and chimney flue caps.
11. Move vehicles from the garage and driveway.
12. Clean ashes from the fireplace and remove items from the fireplace hearth area.