

## About Adams Home Inspection Service

We are a full-service inspection firm where quality and thoroughness are the norm—not the exception. We offer a full line of inspections to fit your needs, including general home, commercial building, multi-family, FHA, septic, water well, wood-destroying insects, swimming pools, and new construction/multi-phase inspections, as well as expert testimony. We have nearly 20 years' experience in the inspection industry and have performed more than 7,000 inspections.

Adams Home Inspection is the first step in your education for your new home purchase. We have more than 28 years' experience in the construction field, including electrical, plumbing, residential and commercial construction, cost estimating and building design. We have completed more than 600 hours of education. With our training and experience, rest assured that we will provide you with the knowledge you need to make a wise property purchase.

Our service area extends 150 miles in every direction, from San Antonio, Georgetown, Laredo, Corpus Christi, Del Rio, Victoria, Gonzales, Blanco, Austin, and all points in between.

### Qualifications

- TREC License #3813
- FHA #H717
- Certified Applicator #41869
- Pest Control Business License #12101
- NAWT License #112849 IC
- Member in good standing of the International Association of Certified Home Inspectors (InterNACHI)



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## Adams Home Inspection Services will inspect the following:

- **Exterior:** gutters, flashing & drainage; roof & chimney; siding & exterior finish; deck & porch, steps & railings; visible structure & foundation; lot grading
- **Interior:** walls, ceilings & floors; staircases; doors & windows, locks & latches; fireplace & hearth; attic insulation & visible framing; basement/crawlspace & subfloor
- **Plumbing:** water supply; water heater; bathroom toilets, showers, tubs & fixtures; kitchen sink & disposal; laundry facilities; exterior hose bib
- **Electrical:** electrical panel(s); receptacles & outlets, including all GFCIs; switches; kitchen microwave, trash compactor, electrical cooktops & oven
- **HVAC:** furnace & central air conditioning; all vents, including kitchen range exhaust, bathroom & dryer vents; central vacuum system
- **Garage:** venting, firestopping & overhead doors
- **and more — just ask!**

The entire inspection process will take from two to five hours, depending on the size and condition of the structure and the individual components to be inspected.



## Follow these simple steps to help speed along 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.



## We can also inspect:

- Septic Systems
- Water Wells
- Water Potability
- Piers & Beams
- Swimming Pools & Hot Tubs
- Chilled Water Systems
- Boiler Systems
- Sprinkler Systems
- Commercial Buildings

## Our additional services include:

- FHA Fee Inspections
- Termite Treatments
- Phase Inspections
- Wood-Destroying Insect Inspections
- Mediation Services
- Builder Consultations
- Plan Reviews
- Insurance Inspections
- Multi-Family/Apartment Inspections
- TRCC/County Inspections
- New Home Warranty Inspections