

Business Name: American Home Inspectors
Address: 323 Nagano Dr, St. George, UT 84790
Phone: (208) 403-1503

American Home Inspectors

At American Home Inspectors we take pride in providing high-quality, reliable home inspections. This is your go-to place for home inspections in Southern Utah - serving the St. George Utah area. Whether you're buying, selling, or investing in a home, American Home Inspectors provides fast, professional home inspections you can trust.

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323 Nagano Dr, St. George, UT 84790

Business Hours

- Monday thru Saturday: 9:00am to 6:00pm

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Home inspections don't eliminate deals. Surprises do. I have actually strolled buyers through homes that looked perfect on a Sunday afternoon and after that viewed those exact same buyers blanch when a home inspector flagged foundation cracks, double-tapped breakers, or wetness in the crawlspace. It's not the existence of concerns that spooks people, it's not knowing whether a red flag is routine, fixable, or the suggestion of a larger problem. That's the gap an excellent inspection bridges.



After years of walking roofings, poking joists with an awl, and explaining the same half-dozen issues in a dozen different kitchens, I've learned that the majority of "big frightening" notes in an inspection report fall under three pails: upkeep deferred a little too long, safety dangers that look worse than they cost, and structural or water concerns that are worthy of sharper examination. Let's unpack the typical red flags, how a certified home inspector interprets them, and what they usually suggest for buyers and sellers.



Hairline Fractures, Action Cracks, and What Your Structure Is Saying

The word "structure" carries weight. I've seen customers imagine six-figure repairs when the truth was a \$400 epoxy task and a downspout extension. Concrete moves. Hairline shrinkage fractures, roughly the thickness of a charge card, appear

in lots of slab and basement walls within the first couple years. A home inspector notes them since they're there, not due to the fact that they are catastrophic.

What deserves attention is motion with a direction and a pattern. Horizontal cracks in a block wall, bulging inward, mean lateral soil pressure. Stair-step fractures through mortar joints can indicate settling or frost heave, specifically if you can slide a pencil into the widest parts. Doors sticking on the exact same side of your home or gaps opening at trim corners help corroborate motion. When I see these, I recommend a structural engineer's opinion, not to raise alarm, but to align scope with danger. Many repairs are still determined in thousands, not 10s of thousands, such as wall anchors, [home inspector](#) carbon fiber straps, or grading corrections. The real budget-busters combine bad drain with long neglect-- believe saturated clay soils pushing for years without any relief.

Drainage is fundamental health. If a home inspector keeps circling back to seamless gutters and downspouts, listen. Downspout extensions that carry water 6 to 10 feet away, soil sloped to shed water away from your home, and discharge lines that do not dump near the foundation do more to support a home than any wonder sealant.

Moisture Where It Does not Belong

Water is client and unrelenting. Many warnings track back to moisture management, above or below grade. In basements, a faint white crust on wall surface areas-- efflorescence-- tells you water has actually evaporated and left mineral salts behind. It's a symptom, not the disease. A certified home inspector will look for patterns: tide lines on foundation paint, rusty bottom plates on framing, musty smell in summer, or a sump pump that looks like it runs frequently. None of these immediately doom the house. In lots of environments, older basements breathe wetness and need dehumidification. The concern to answer is whether water intrudes as vapor or liquid.

I carry a wetness meter, however I trust my eyes and nose first. If storage boxes are on blocks or bricks, the owner has actually seen water. If the heating system filter rusts, something's damp. Active leakages need fast repairs like downspout extensions, regrading, or sealing obvious entry points at window wells. Persistent seepage might call for border drains or interior French drains that move groundwater to a sump. Expenses vary widely, so context matters: a trickle after a once-in-a-decade storm is various from weekly puddles.

In attics, staining on the sheathing near vents or chimneys can look significant in pictures and completely benign in practice. One-time ice damming leaves a mark and a story. Repeating leakages leave soft or darkened wood and often fungal development. An inspector should check for proper ventilation, bath fan terminations at the exterior instead of into the attic, and sufficient insulation depth. Bath fans dumping steam into an attic will mimic roofing system leakages and can be fixed for a few hundred dollars. Rot at roofing penetrations, on the other hand, suggests failing flashing or breakable shingles nearing end of life. Request for a lifetime-of-roof snapshot: shingle age, layers present, flashing condition, and any prior repairs. It's not uncommon to find 10 to fifteen-year-old roofing systems with bad flashing at a skylight that cost a modest fee to correct.

Electrical: The Little Information That Matter

I have actually opened more than one panel and discovered tidy wiring with one severe misstep. The expression "double tapping" appears in numerous reports. It indicates two conductors under a single breaker terminal that is ranked for just one. It prevails, and it's fixable with a small subpanel, a correctly rated breaker, or a pigtail. It is a code infraction since loose connections develop heat. That does not mean the house is hazardous tonight, but it's a genuine product to remedy.



Aluminum branch circuitry from the late 1960s and early 1970s is a various classification. It works, but it moves in a different way than copper, which makes connections loosen and arc gradually. The gold requirement is rewiring, frequently a serious job. The practical approach in lots of markets is to use approved adapters at every termination and device, often branded with names a seasoned electrician recognizes, then note the modification on permits or documents. This is among those cases where the seller's disclosure and an electrician's billing offer purchasers confidence.

Older panels that are remembered or not listed with contemporary safety standards also are worthy of a sober look. Some brands carry known problems that increase failure risk. A specialist can determine these and recommend replacement. It is not fearmongering to change a suspect panel. Anticipate expenses that generally fall in the low thousands, not 10s of thousands, unless service capacity upgrades or trenching make complex the job.

Ground fault and arc fault defense gets flagged often. Missing GFCI outlets at cooking areas, baths, garages, and outdoors are inexpensive upgrades and signal whether the home has kept pace with safety standards. Including GFCI protection, especially near sinks, is a little ticket product that eliminates a huge liability. I encourage sellers to do this pre-listing, because the optics are strong.

Plumbing: Slow Drains pipes, Old Pipeline, and Covert Leaks

Every house leaks someplace. The concern is

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American Home Inspectors aims to give home buyers and realtors a competitive edge
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American Home Inspectors accommodates tight deadlines for home inspections
American Home Inspectors has a phone number of (208) 403-1503
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American Home Inspectors has a website <https://american-home-inspectors.com/>
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American Home Inspectors won Top Home Inspectors 2025
American Home Inspectors earned Best Customer Service Award 2024
American Home Inspectors placed 1st in New Home Inspectors 2025

What does a home inspection from American Home Inspectors include?

A standard home inspection includes a thorough evaluation of the home's major systems—electrical, plumbing, HVAC, roofing, exterior, foundation, attic, insulation, interior structure, and built-in appliances. Additional services such as thermal imaging, mold inspections, pest inspections, and well/water testing can also be added based on your needs.

How quickly will I receive my inspection report?

American Home Inspectors provides a detailed, easy-to-understand digital report within 24 hours of the inspection. The report includes photos, descriptions, and recommendations so buyers and realtors can make confident decisions quickly.

Is American Home Inspectors licensed and certified?

Yes. The company is fully licensed and insured and is Nationally Master Certified through InterNACHI—an industry-leading home inspector association. This ensures your inspection is performed to the highest professional standards.

Do you offer specialized or add-on inspections?

Absolutely. In addition to full home inspections, American Home Inspectors offers system-specific inspections, annual safety checks, water and well testing, thermal imaging, mold & pest inspections, and walk-through consultations. These help homeowners and buyers target specific concerns and gain extra assurance.

Can you accommodate tight closing deadlines?

Yes. The company is experienced in working with buyers, sellers, and realtors who are on tight schedules. Appointments are designed to be flexible, and fast turnaround on reports helps keep transactions on track without sacrificing inspection quality.

Where is American Home Inspectors located?

American Home Inspectors is conveniently located at 323 Nagano Dr, St. George, UT 84790. You can easily find directions on [Google Maps](#) or call at [\(208\) 403-1503](tel:2084031503) Monday through Saturday 9am to 6pm.

How can I contact American Home Inspectors?

You can contact American Home Inspectors by phone at: [\(208\) 403-1503](tel:(208)403-1503), visit their website at <https://american-home-inspectors.com>, or connect on social media via [Facebook](#) or [Instagram](#)

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