

*When Dreaming of a Home
Dream of Jeanne!*



**What's
Important to Know
About
Home Inspections**



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What's Important to Know About Home Inspections

WHY EVERY BUYER NEEDS A HOME INSPECTION

Why You, as a Buyer, Need a Home Inspection

A home inspection gives you more detailed information to help you make a wise decision. In a home inspection, a qualified inspector takes an in-depth, unbiased look at your potential Dream home to:

- ✧ Evaluate the physical condition: structure, construction, and mechanical systems.
- ✧ Identify items that impact the habitability of the home that will need to be repaired or replaced.
- ✧ Estimate the remaining useful life of major systems, equipment, structure, and finishes.

What Goes Into a Home Inspection

A home inspection gives you an impartial, physical evaluation of the overall condition of the home and items that need to be repaired or replaced. The inspection gives a detailed report on the condition of the structural components, exterior, roofing, plumbing, electrical, heating, insulation and ventilation, air conditioning, and interiors.

Be an Informed Buyer

It is your responsibility to be an informed buyer. Be sure that what you buy is satisfactory in every aspect. You have the right to carefully examine your potential Dream home with a qualified home inspector. You may arrange to do so before signing your contract, or may do so after signing the contract as long as your contract states that the sale of the home depends on the inspection.

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THE HOME INSPECTION

Most buyers choose to have home inspections done at their expense when purchasing their Dream homes. In fact, many offers are subject to a home inspection. The home inspection allows you to buy a home with confidence. Some items on your inspection report will include:

Exterior

Exterior walls, windows, and doors; porches, decks, and balconies; garage.

Roof

Roof type and material.

Interior Plumbing System

Hot and cold water system, the waste system and sewage disposal, water pressure and flow, and hot water equipment.

Electrical System

Type of service, number of circuits, type of protection, outlet grounding, and load balance.

Central Air System

Energy source, type of cooling equipment, capacity, and distribution.

Interior Walls, Ceilings, Floors, Windows, and Doors

Walls, floors, ceilings, stairways, cabinets, and countertops.

Attic

Structural, the trusses, insulation, and ventilation information.

Fireplace

Notes about the chimney, damper, and masonry.

Garage

Doors, walls, floor, automatic garage door opener.

Appliances

Included could be a wide range of built-in and other home appliances listed in the purchase agreement.

Lot and Landscaping

Ground slopes away from foundation, condition of walks, steps, and driveway.

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Inspector List

Home Inspectors

Gil Hendricks and Associates ASHI	765-868-3150 or 765-438-5680
Cirrus Home Inspection – Mark Maupin	574-753-4701 or 574-727-5740
Erwin Cox Home Inspection	765-883-7754 or 765-454-3483
Kim Fipps Home Inspections	765-459-5110 or 765-434-9957
H & W – Larry Helmberger & Dick Wells	765-883-7497 or 765-883-5457

Pest Inspectors

Star Pest Control	765-457-8028
Indiana Pest Control	765-452-3399
North Central Pest Control	800-272-7479
American Termite & Pest Doctors	765-452-4144

Well/Septic Inspectors

Moss Well Drilling	765-453-3373 or 574-699-6773
Ortman Well Drilling	765-459-4125 or 800-659-4125

Note: No guarantees or warranties are implied or expressed. Use this list as a guide. Check out all inspectors and get references as needed. Also check for proper licensing and insurance. Refer to your local phone book for more options