



Home Inspections, Inc.
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What is a home inspector and why do I need my home inspected?

Buying a home is one of the largest investments a person will make in their lifetime. The process of deciding on size, price, and location can make what should be an enjoyable time confusing and frustrating. In addition, a potential homeowner wants to know the condition of the home they are considering. Realtors have a role in the process, but are not trained to determine the overall condition of the home.

Fortunately, a professionally licensed home inspector can help bring clarity to any situation, allowing the buyer to make an informed decision. A home inspector works for the person or persons who hired them. A good home inspector does not have any allegiances to realtors, title companies, or other components that may influence the sale of a home. Furthermore a home inspector does not work for the county, state, or any other government entity.

A quality home inspection is a thorough, visual observation of the building components and installed systems that work together to make a home. A few of the components inspected include the: **roof, exterior grading, foundation, structure, plumbing, heating/cooling systems, electrical system, fireplaces, and much more.**

A typical inspection takes 2-2 1/2 hours and can be performed with or without the client present. In today's busy world, many clients decide to show up near the end of the inspection to get the inside scoop, pick up the inspection report, and ask questions they may have. Armed with this information, they can make an informed decision on the purchase of a home.

Home inspectors do not look inside walls, disassemble anything, move furniture, or take down suspended ceilings. The inspection is limited to readily accessible, visually observable items and components.

On a personal level, I will use this column to share insights, experiences, tips, and information regarding all areas of the inspection process, home maintenance tips, and advice for making wise home-buying decisions. I will also explain the huge benefits of "pre-listing" inspections, what radon gas is and how it affects you, and whether or not the presence of termites should deter you from buying a house.

I have never inspected a home that would be considered perfect-even homes hot off the press. You should not expect your potential home to be defect free. However, many defects are minor and/or relatively inexpensive to fix. My inspections focus on the following 5 topics:

- Structural issues
- Health and safety issues
- Item/systems that are broken
- Water penetration

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Built for service

- Insect damage

Cosmetic issues, such as holes in the walls, small cracks, etc. are of little importance to the inspection unless they are the symptom(s) of larger issues.

Look for more information and on this and other topics important to homeowners and buyers in future columns. Thank you for your time. For more information or to schedule an inspection, please call 463-6558. I look forward to serving you in any way I can.