

HOME INSPECTIONS WHY YOU SHOULD OBTAIN ONE

As a prospective homebuyer are you sophisticated in identifying problem areas in your potential new home? Most of us are not knowledgeable in identifying potential problem areas. You are in the process of making a very large investment, maybe the largest investment you'll ever make. For just a small investment now you may save substantial money in the future. Can you afford to not have a professional home inspector survey the premises for the integrity of the internal and external components of the dwelling?

Here are a few areas that the home inspectors look at:

- * **Structural:**
Many home inspection organizations have set standards on certain areas of the home that the home inspector looks at to determine the integrity of the essential internal and external structural components. Home inspectors are not structural engineers but can identify visual defects in these areas requiring immediate repairs
- * **Electrical:**
Do the outlets all work? Does the house use fuses or is there a breaker box? Are there any visible signs of fraying on the wiring?
- * **Plumbing**
Are there any leaks or annoying drips? Are all the mechanical systems and fixtures working properly?
- * **Built-In-Appliances**
Are they functioning properly
- * **Safety Hazards**
Home inspectors are not environmental specialists but they can identify many safety hazards or dangerous conditions.
- * **Miscellaneous:**
Other items may or may not be included in a standard home inspection. Some of these may be: septic systems, roofs, drainage problems, wood decks, patios, or other exterior structures. Be sure and verify which, if any, of these items are included in your home inspection
- * **Normally not included:**
Termite, geological or land subsidence surveys and environmental or pollution inspections which should be completed separately for your own protection

Home inspectors provide a unique customer service in identifying existing problems, should there be any, and assisting in promoting and facilitating communication with the home seller. There are many home inspection companies to choose from.

WE RECOMMEND YOU ALWAYS OBTAIN A GENERAL HOME INSPECTION AS WELL AS SURVEYS AND INSPECTIONS IN SPECIALIZED AREAS BEYOND THE SCOPE OF THE GENERAL HOME INSPECTION.

SIGNATURE: _____ DATE: _____

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CHOICE OF HOME INSPECTORS

The following list of inspection companies is for the buyer's convenience only. This list is not exhaustive, and the presence of a particular company does not constitute a recommendation either for or against its selection by Century 21 Arizona Foothills or its Sales Associates.

You are strongly encouraged to investigate any home inspection company before choosing one. Among other questions, you may want to ask about the inspector's experience, how long they have been in business and whether they maintain liability and worker's compensation insurance. In addition, you may want to ask the home inspector for the names and telephone numbers of previous clients and then contact those references.

Neither the management nor Sales Associates of Century 21 Arizona Foothills have any affiliation with any of the companies listed. NO REFERRAL FEE OR ANY KIND CAN BE ACCEPTED BY CENTURY 21 ARIZONA FOOTHILLS OR ITS SALES ASSOCIATES IN CONNECTION WITH ANY HOME INSPECTION SERVICE.

- Integrity One Home Inspections 480.620.5704
Roger Ferguson integrityone@cox.net www.integrityhomeinspections.com
- FIRESIDE Residential Inspections, LLC 480.748.8754
Ron Swisher ronswisher@cox.net
- Valley View Home Inspections 602-391-7555
John Graham email@valleyviewinspections.com www.ValleyViewInspections.com
- Arizona Home Inspections 480 251-0208
Seth Kist sethinspects@aol.com
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