

## Need some help checking a house out???

### Don't be afraid to call in a professional !



Found a house that you really like, yet you don't know if its really as good as it looks. Or maybe you'd feel better about your selection if you had someone who is suppose to know what they're doing, look at the house. Why not, consider having a home inspector come in and check things out?

A reputable and experienced Home Inspector will come in an look at and evaluate a house from top to bottom for you. Most Home Inspectors will ask that you accompany them through the house when they do their inspection, thereby giving you a first hand account of the level of their expertise. Few really competent Inspectors will take less than a couple of hours to

evaluate and inspect a property. They usually do everything imagineable from inspect a crawl space to check out the roof. Many inspectors have a comprehensive background in various aspects of the building or maintenance trade. It wouldn't make any sense to engage the services of one who didn't have a comprehensive and compatible background. They generally inspect area's related to; heating plumbing, cooling, electrical, basements, crawl spaces, spouting, roofs, siding, drainage, sidewalks, and interior aspects like floors, walls, ceilings, bathrooms, etc.

## How do you select a competent Inspector??

### Know what you're getting BEFORE you commit!



Most reputable Home Inspectors will not only provide you with a checklist of items they'll inspect, they should also provide you with local endorsements from other home buyers who have benefitted from their service. The fee for this service generally ranges from \$200 to \$275, but depends to a large degree on the thoroughness of their inspection and the background experience of the inspector. You should be cautious in your selection, because this profession is in its infancy and largely unregulated. There are an alarming number of unqualified home inspectors invading the market place. You can counter the chances of being hoodwinked or fooled by asking a lot of questions, checking out local endorsements and maybe even calling the local Chamber of Commerce or Better Business Bureau (1-800-462-0468) to see if anyone has lodged a complaint.

★ Beware of any Home Inspector that requires you to sign a statement releasing them of any liability, if they fail to evaluate or discover a major deficiency or defect. After all, the purpose of you engaging their service is to be able to feel secure in using their expertise to evaluate the condition of a house you want to purchase. Most of all, make sure you know what they're going to do BEFORE you engage their service.

★ ★ Make sure you place a contingency upon "satisfactory home inspection" in your purchase contract!

### Some questions worth asking;

- **What kind of expertise do they have that qualifies them to do home inspections?**
- **Are they certified or licensed in any related field?**
- **How long have they been doing home inspections?**
- **Do you have to sign any type of a release of liability form?**
- **Do they have names and phone numbers of anyone locally who they have performed a home inspection?**
- **Are they a member of any professional trade groups or associations?**
- **How many home inspections have they done in past six months?**
- **How much do they charge for this service and how long until you get a written report back from them?**
- **How long on average does it take the H.I. to perform the inspection and do they encourage you to be there?**

**Ask for local endorsements from clients who have used their service. Then check them out!**

## BEFORE YOU BUY !

**It just makes good sense to have an objective & professional evaluation to determine a homes condition.**



### Hire a professional

**to inspect these areas;**

- ◆ **electrical system**
- ◆ **plumbing system**
- ◆ **heating/cooling**
- ◆ **kitchen**
- ◆ **Bathrooms**
- ◆ **Interior & attic**
- ◆ **basement/crawl space**
- ◆ **doors/windows**
- ◆ **roof & exterior**

### Click or Call Realtors

**Jim & Barb Price**

**419)738-2422**

*for professional real estate services*

**[auglaizerealestate.com](http://auglaizerealestate.com)**

*Go to our web site for more information*

Here are *some* Home Inspectors that work this area.

This is by no means an endorsement of any particular Home Inspection Service.

Check the yellow pages for other Home Inspectors.

PRO-Home Inspections—Ask for **Steve Sado**  
“Don’t take chances, call the Pro’s.”  
(419)331-6047 or 302-1221

#### HouseMaster

Richard Oakley, Area Director  
1-877-89-HOUSE located Bellefontaine, OH.

#### Brickkicker

Home Inspections—Scott Campbell  
866-4-KICKER [www.thebrickkicker.woh.rr.com](http://www.thebrickkicker.woh.rr.com)

#### Rebel Run Inspection Service

William L. Brown, Botkins OH  
(937)693-2391 *email* [virginian@wcoil.com](mailto:virginian@wcoil.com)

#### A1 Home Inspectors

[www.A1HHI.com](http://www.A1HHI.com) ~ Derek V. Hunter  
419-236-4100 [dvhunter@a1hhi.com](mailto:dvhunter@a1hhi.com)

Informative Home Inspection  
Scott Axton 419.394.1577  
[Homeinspection@bright.net](mailto:Homeinspection@bright.net)

**CHECK THE YELLOW PAGES  
FOR LIST OF HOME INSPECTORS  
<THIS IS NOT A COMPLETE LIST>**

Au Glaize Real Estate Office



607 W. Auglaize St.  
Wapakoneta, OH 45895  
(419)738-2422

[auglaizerealestate.com](http://auglaizerealestate.com)



## Home Inspection

**In most cases  
\$\$\$ well spent**



**Will your new home be a lemon?  
Probably not, but before you buy  
have it checked out by a qualified  
Home Inspector.**