

# Vogel Home Inspection

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[www.sedonahomeinspector.com](http://www.sedonahomeinspector.com)

The reason to do your own personal inspection is only to eliminate properties from consideration. You will save time when you can eliminate those properties that have too many obvious problems. Your personal inspection will not take the place of a professional house inspection. If a house passes your initial inspection, you should set up an appointment for a professional home inspection.

## Your Personal Inspection: What to look for

- **Foundation:** Are there obvious cracks? Any apparent shifts in the foundation?
- **Roof:** Does it appear new, old, or of an indeterminate age? What is the overall condition?
- **Evidence of leaks:** Check inside as well as outside. Check all ceilings and areas around windows.
- **Basement or crawlspace:** Is there dampness? Is there adequate insulation?
- **Attic:** How does the interior of the roof structure look?
- **Quality and workmanship:** In general and in any additions
- **Apparent energy efficiency:** Does the house appear tightly sealed?
- **Electrical:** Any obvious malfunctions?
- **Plumbing:** Any unusual noises or malfunctions?
- **Appliance condition:** What is the age and condition of the stove, dishwasher, refrigerator (if included), etc.?
- **Heating/cooling system:** Does it seem to do the job heating or cooling?
- **Exterior:** Is the house going to need repairs or paint soon?
- **Lot:** Does the drainage appear good--and away from the house?
- **Lot:** Are there any trees encroaching on the roof or foundation?

To schedule an appointment, please go to  
[www.sedonahomeinspector.com/appointment.htm](http://www.sedonahomeinspector.com/appointment.htm)