

# Vogel Home Inspection

(928) 300-1100

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

## What to look for in a Professional Home Inspector

Questions that should be asked of a prospective home inspector:

- What is the inspector's experience?** How many years have they been in the business and how many inspections do they do a year?
- Exclusively inspections?** Beware of contractors who do house inspections "on the side"--they may be looking for work!
- What type of report?** Will it be written or oral or both? Will the report contain suggestions for remedying deficiencies?
- How long will it take?** A good house inspection should take between 2 and 4 hours, depending on the size of the house.
- What will be included in the inspection?** See "What to look for in a professional home inspection" below.
- What certifications do they have?** Are they ASHI (American Society of Home Inspectors) certified?
- Does the inspector have Errors and Omissions Insurance?** This gives you some level of protection should there be an "error or omission" in the inspection--meaning the inspector missed something.

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## What to look for in a Professional Home Inspection

A competent and professional inspection will include a minimum of the following:

- Foundation:** How is the structural integrity of the foundation? Is there any evidence of cracks, shifting, or moisture problems?
- General Construction:** How is the quality of the general construction?
- Exterior:** Is the house in need of exterior repairs or maintenance?
- Plumbing:** How is the condition of the overall plumbing system? Any evidence of leaks or water pressure problems?
- Electrical:** Do any dangerous electrical situations exist? Are there apparent code violations in the electrical system?
- Heating and Cooling Systems:** What are the ages of the systems? Are the systems adequate for the size of the house? Have they been maintained properly?
- Interior:** Do doors and windows open and close properly? Are floors firm and level?
- Kitchen:** Are appliances functioning properly? Is the plumbing, including the dishwasher connection, in good repair?
- Baths:** Is the floor solid? Are there any evidence of previous or current water leaks? Is the plumbing in good repair?
- Attached structures:** What is the condition of any attached structure (sheds, decks, garages, etc.)
- Roof:** What is the approximate age of the roof? What is the estimated remaining life of the roof? What is the condition of the roofing structure as well as the shingles?

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