

A **HOME INSPECTION** is for your security and peace of mind. Whether you are buying or selling a home, knowing its condition guarantees you a fair and smooth transaction.

Because ... you may not know everything you should about the condition of the roof, chimneys, siding and trim, attic ventilation, electrical wiring, plumbing, furnace, and air conditioning. Or a great number of other items in the home.

The **HOME INSPECTION** is a thorough, in-depth visual examination of the structure and operation components and systems of the home performed by a trained professional.

A **trained inspector** will be at your home for 2 to 3 hours. And you are invited to follow the inspector step by step. We want you to come along and see for yourself. We know that this is an important decision for you so ask lots of questions. **We expect it.**



Flexible Scheduling

Ventilation - Attic ventilation and insulation play an important role in moisture, condensation, roof life and so much more - truly a key factor in how your home is functioning.

Roof - The type, style, layers, condition and more are checked. We will perform a diligent inspection of both sides of the roof.



Heating and Cooling - We look at the age, condition and safety of each. In most cases, these are the most used appliances in the home. The wrong burn pattern and moisture production can cause premature heat exchanger failure and possibly carbon monoxide.

Structure - We complete a thorough inspection on the inside and outside of the structure: foundation, crawl spaces, block and poured basements.

Drainage - Inadequate or reversed drainage and grading cause most water problems. Proper gutters and downspouts are another important part of moisture control.

Electrical - We check double tapping, undersized wiring, open wiring, undersized service and more.

Plumbing - Water flow, leaks are just two of the items we check in the plumbing system.

Call today for an appointment!



When a home is for sale,
a **professional home inspector** makes a difference to the seller and the buyer.

For security.
For protection
For peace of mind.
Choose...

A **DVANTAGE**
Home Inspection

"Where YOU have the Advantage!"

Don Powell

Professional Certified Inspector