

## We Specialize in Buyer and Seller Home Inspections.

- Meets or exceeds all National and State Standards of Practice
- Graduate of American Home Inspectors Training Institute (AHIT)
- Professional, quality inspections
- Onsite Reports
- Listing Inspections
- Pre-purchase inspections
- Home maintenance inspections
- Dedicated to educating home buyers and sellers about home maintenance
- Locally owned and operated

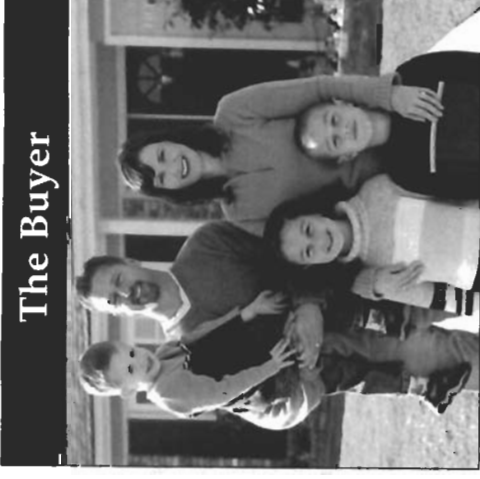
Double Check Inspection Services LLC

Phone: (574) 262-1465 Voice Mail: (574) 536-8464  
info@doublecheckinspectionservices.com  
www.doublecheckinspectionservices.com

### Call us TODAY...

We care about your home like you do.

## A Professional Home Inspection Benefits Everyone Buying or Selling a Home.



The Buyer

Our home inspection is an analysis of home safety, structural and mechanical components, and health risks to you and your family. The inspection will provide you with a solid foundation of knowledge about your new home and an understanding of its components and systems as well as home maintenance tips and information to help you protect your investment and feel confident about your home purchase.

## Buy or Sell Your Home with Confidence.

Our home inspection offers you a great marketing tool, giving you a competitive advantage over other homes on the market. It will help you sell your home faster and at the highest possible price. It provides for full disclosure and gives the buyer greater peace of mind. It may also give you an opportunity to make repairs to your home in advance, helping expedite the sale of your home. Pre-sale inspections are a wise decision for all home owners.



The Seller



## Top Reasons to Hire an AHIT® Home Inspector

### 1. 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.

### 2. ROOF

The type, style, layers, quality, installation and more are checked. We will perform a visual inspection of both the exterior roof and attic areas.

### 3. HEATING & COOLING

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

### 4. STRUCTURE

We complete a thorough, visual inspection on the inside and outside of the structure from the attic to the foundation.

### 5. DRAINAGE

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

### 6. ELECTRICAL

We check double tapping, undersized wiring, open wiring, undersized services and more!

### 7. PLUMBING

Inadequate water flow, water pressure and drainage are just the start of our inspection.

## INTERIOR

### ATTIC

Visible roof sheathing, ventilation, insulation & framing

### HVAC SYSTEMS

Visible portion of heating systems and components

### PLUMBING SYSTEMS

All visible fixtures, pipes and drains tested for operation

### ELECTRICAL SYSTEMS

Outside entrance wiring, service panel, sub panels and visible wiring inspected with random testing of outlets, switches and lights

### WALLS, FLOORS WINDOWS, CEILINGS

General condition of each

### STRUCTURES

Visible condition of foundation and evidence of moisture penetration

**Our Home Inspection Involves a comprehensive analysis of almost 400 items including:**

## EXTERIOR

### ROOF, CHIMNEY, FLASHING, VALLEYS

Evidence of water penetration, materials and condition

### SIDING, TRIM, WINDOWS & STORMS

General condition of each

### LANDSCAPING

Proper grading and its effects on the foundation

### GUTTERS, DOWNSPOUTS

Overall condition, effects of dampness in basement and its ability to carry off rainwater

### DRIVEWAYS, PATIOS, DECKS, PORCHES

General condition of each

### HVAC SYSTEMS

# Buying or Selling a Home?



# Do It with Confidence with a Professional Home Inspection

Double Check Inspection Services LLC

Phone: (574) 262-1465 Voice Mail: (574) 536-8464  
 info@doublecheckinspectionsservices.com  
 www.doublecheckinspectionsservices.com

Double Check Inspection Services LLC

Phone: (574) 262-1465 Voice Mail: (574) 536-8464  
 info@doublecheckinspectionsservices.com  
 www.doublecheckinspectionsservices.com