A man with glasses, wearing a green long-sleeved shirt and blue jeans, is standing in a rustic wooden structure, possibly a barn or workshop. He is holding a clipboard and a pen, appearing to be taking notes or inspecting something. The background is filled with warm, golden light from large windows or openings, creating a dramatic and professional atmosphere. The overall image has a dark, moody feel with high contrast between the light from the windows and the shadows.

RE/MAX[®] REVOLUTION

AGENT TRAINING

REV AGENTS GUIDE TO INSPECTIONS

IT'S NOT GOING TO HAPPEN IF
YOU DONT MAKE IT HAPPEN

INSPECTION CONTINGENCY IN THE PURCHASE AGREEMENT

□ 1. WITHIN _____ DAYS AFTER THE ACCEPTANCE DATE OF THIS AGREEMENT, BUYER(S) MAY, AT THEIR SOLE EXPENSE, HAVE THE PROPERTY INSPECTED BY A QUALIFIED PERSON(S) OF BUYER'S CHOICE TO DETERMINE IF THERE ARE ANY MAJOR STRUCTURAL, MECHANICAL, ENVIRONMENTAL (INCLUDING RADON GAS OR FUNGAL), ROOF, PLUMBING, ELECTRICAL, SIDING, LEADBASED PAINT, OR OTHER DEFICIENCIES EXISTING AT THE PROPERTY WHICH WOULD CONSTITUTE A HAZARD TO ANY OCCUPANT OF THE PROPERTY.

WITHIN THIS SAME PERIOD, BUYER(S) MAY NOTIFY SELLER(S) IN WRITING WHAT REQUESTS, IF ANY, ARE BEING MADE OF THE SELLER(S) TO CORRECT THE DEFICIENCIES DISCLOSED BY BUYER(S) AS A RESULT OF THE INSPECTION. SELLER(S) SHALL HAVE 3 DAYS TO NOTIFY BUYER(S) IN WRITING WHAT STEPS, IF ANY, THE SELLER(S) WILL AGREE TO IN ORDER TO CORRECT THE DEFICIENCIES IDENTIFIED BY THE BUYER(S).

IF SELLER(S) DECLINES TO CORRECT IDENTIFIED DEFICIENCIES FROM BUYER(S), BUYER(S) HAS 2 DAYS FROM RECEIPT OF SELLER'S RESPONSE TO NOTIFY THE SELLER(S) IN WRITING THAT:

(A) SUCH STEPS ARE ACCEPTABLE; IN WHICH CASE THIS AGREEMENT SHALL BE DEEMED MODIFIED TO INCORPORATE THE REQUESTS AGREED TO BY AND BETWEEN THE BUYER(S) AND SELLER(S) AND SHALL BE BINDING ON ALL PARTIES.

OR

(B) IF PARTIES CANNOT COME TO AGREEABLE TERMS, THIS AGREEMENT IS NULL AND VOID AND THE EARNEST MONEY SHALL BE RETURNED TO THE BUYER(S).

IF BUYER(S) FAILS TO NOTIFY SELLER(S) IN WRITING OF ANY REQUESTS TO CORRECT DEFICIENCIES WITHIN THE SPECIFIED TIME PERIOD, IT SHALL BE DEEMED AS A WAIVER OF THE BUYER'S INSPECTION AND REPAIR RIGHTS. BUYER(S) IS ACCEPTING THE PROPERTY IN ITS PRESENT CONDITION.

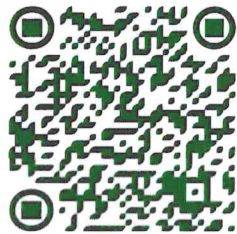
IF SELLER(S) FAILS TO NOTIFY BUYER(S) WITHIN THE SPECIFIED TIME PERIOD OF WHAT REQUESTS, IF ANY, THE SELLER(S) WILL AGREE TO, IN ORDER TO CORRECT ANY DEFICIENCIES, IT SHALL BE DEEMED A REJECTION OF THE BUYER(S) CORRECTION REQUEST AND THE BUYER(S) MAY DECLARE THIS AGREEMENT NULL AND VOID AND ANY EARNEST MONEY SHALL BE RETURNED TO THE BUYER(S).

□ 2. BUYER(S) ACKNOWLEDGES THEY HAVE MADE A SATISFACTORY INSPECTION OF THE PROPERTY AND ARE PURCHASING THIS PROPERTY "AS-IS" IN ITS PRESENT CONDITION, AND NO REPAIRS OR CORRECTIONS WILL BE MADE BY THE SELLER(S).

□ 3. BUYER(S) ACKNOWLEDGES THE SELLER(S) IS SELLING THE PROPERTY "AS-IS" IN ITS PRESENT CONDITION, AND NO REPAIRS OR CORRECTIONS WILL BE MADE BY THE SELLER. BUYER(S) MAY, AT THEIR SOLE EXPENSE, HAVE THE PROPERTY INSPECTED BY A QUALIFIED PERSON(S) OF BUYER'S CHOICE WITHIN _____ DAYS AFTER FINAL ACCEPTANCE. IF AS A RESULT OF THE INSPECTION, BUYER(S) DISCOVERS UNACCEPTABLE FINDINGS, BUYER(S) MAY WITHIN THIS SAME PERIOD, RESCIND THIS AGREEMENT AND ANY EARNEST MONEY SHALL BE RETURNED TO THE BUYER(S).

WHAT ARE WE LOOKING AT HERE?

inspection VIDEOS



SOME VIDEOS OF COMMON
INSPECTION ISSUES

[HTTPS://WWW.REVAGENTS.COM/WHAT-THE-HELL-IS-THAT-.HTML](https://www.revagents.com/what-the-hell-is-that-.html)



"WE CANNOT SOLVE PROBLEMS WITH THE KIND OF THINKING WE EMPLOYED WHEN WE CAME UP WITH THEM."

—ALBERT EINSTEIN

COMMON ISSUES

STRUCTURAL ISSUES - THE STRUCTURAL ELEMENTS OF A HOME ARE THE FOUNDATION, CRAWL SPACE, SLAB OR BASEMENT, FRAMING, ROOF, AND WALLS. SOMETIMES, DURING CONSTRUCTION OR RENOVATION, RAFTERS, TRUSSES, OR JOISTS CAN BE IMPROPERLY CUT OR IMPROPERLY SHORED UP. NATURAL DISASTERS, POOR CONSTRUCTION, DRAINAGE, AND SETTLING CAN CAUSE STRUCTURAL ISSUES. IN THESE INSTANCES, IT IS BEST TO CONSULT WITH A STRUCTURAL ENGINEER TO ENSURE THAT THE HOME IS STRUCTURALLY SOUND AND THAT AN ENGINEER'S SEAL CAN BE OBTAINED FOR RESALE.

ROOF ISSUES - ROOF ISSUES CAN INCLUDE A ROOF AT THE END OF ITS LIFE, SHINGLES THAT HAVE LOOSENED OR ARE BROKEN, EXPOSED NAIL HEADS, INCORRECT FLASHING, DRY-ROTTED RUBBER BOOTS AROUND THE CHIMNEY, AND VENT PIPES, TO NAME A FEW. A ROOF THAT SHOWS SIGNS OF DEFERRED MAINTENANCE CAN ALSO SIGNAL WATER DAMAGE TO THE SHEATHING, RAFTERS, AND OTHER WOOD STRUCTURAL ELEMENTS IN THE ATTIC AREA.

PLUMBING ISSUES - PLUMBING ISSUES CAN SPAN FROM A LEAKING FAUCET TO THE WHOLE HOUSE PLUMBING SYSTEM NEEDING REPAIR OR REPLACEMENT. LEAKS THAT HAVE BEEN ACTIVE FOR SOME TIME CAN LEAD TO ADDITIONAL PROBLEMS, SUCH AS DAMAGE TO FLOORING, SUBFLOOR ROT, AND MOLD.

ELECTRICAL ISSUES - ELECTRICAL ISSUES CAN BE VERY HAZARDOUS, SO IT MAY BE WISE TO CONSULT WITH A LICENSED ELECTRICIAN ABOUT ANYTHING NOTED ON AN INSPECTION REPORT. OLDER HOMES, ESPECIALLY THOSE CONSTRUCTED IN THE 1970S OR OLDER, CAN HAVE FAULTY, OUTDATED, OR OUT-OF-CODE WIRING AND NEED A WHOLE-HOUSE UPDATE.

- **DOUBLE TAP** A DOUBLE TAP OCCURS WHEN TWO WIRES ARE CONNECTED TO A SINGLE CIRCUIT BREAKER THAT IS ONLY ENGINEERED TO ACCEPT ONE WIRE.
- **LACK OF GFCI** (GROUND FAULT CIRCUIT INTERRUPTER) OUTLETS INSTALLED IN AREAS WITH WATER. THIS INCLUDES BATHROOMS AND KITCHENS. GFCI OUTLETS TURN OFF WHEN WET, WHICH IS AN ELECTROCUTION SAFETY PRECAUTION. OUTLETS CAN ALSO BE GFCI PROTECTED AT THE ELECTRICAL BOX.
- **REVERSE POLARITY** OCCURS WHEN THE POSITIVE AND NEGATIVE TERMINALS OF AN ELECTRICAL SYSTEM ARE CONNECTED IN REVERSE. THIS CAN HAPPEN IN AN OUTLET OR LIGHT FIXTURE WHEN THE HOT AND NEUTRAL WIRES ARE SWAPPED
- **UNGROUND outlets** HAVE TWO VERTICAL SLOTS FOR INSERTING PRONGS FOR ELECTRICAL FLOW. GROUNDED OUTLETS HAVE A THIRD PORT ALONG THE EDGE FOR CONNECTIONS, CALLED THE GROUND WIRE, WHICH UNGROUNDED OUTLETS LACK. THIS THIRD PORT SLOT TO THE GROUND IS WHAT KEEPS THE SOCKET FROM TRANSFERRING ELECTRICITY TO YOUR BODY OR STARTING AN ELECTRICAL FIRE WHEN YOU PLUG IN AN APPLIANCE. THE TWO VERTICAL SLOTS CONNECT TO A HOT WIRE AND A NEUTRAL WIRE THAT ALLOW THE FLOW OF ELECTRICITY WHEN THE CIRCUIT COMPLETES. THE THREE-PRONG OUTLET IN THE GROUND TAKES ON ANY OVERLOADED ELECTRICAL CHARGE, TRANSFERS IT TO THE GROUND, AND EXPELS IT. ANY HOME BUILT BEFORE 1960 LIKELY HAS SOME UNGROUNDED TWO-PRONG OUTLETS LOCATED THROUGHOUT THE RESIDENCE.

CSST (CORRUGATED STAINLESS STEEL TUBING) IS WIDELY USED FOR GAS LINES AND IS A PREFERRED METHOD DUE TO ITS FLEXIBILITY AND DURABILITY BUT MUST BE BONDED (GROUNDED) TO PREVENT LEAKS OR DAMAGE FROM A LIGHTNING STRIKE TO THE HOME. BONDING CAN BE DONE BY CONNECTING THE GAS LINE TO A GROUNDED SOURCE SUCH AS A BREAKER PANEL, GROUNDING ROD, OR COLD WATER LINE VIA APPROVED CLAMPS AND NO SMALLER THAN 6 GAUGE COPPER WIRE. THIS IS DONE TO DIVERT A LIGHTNING STRIKE AWAY FROM THE CSST AND TO THE GROUNDED SOURCE.

NEGATIVE GRADE IS A YARD WHERE THE GROUND SLOPES TOWARDS THE HOME, CAUSING WATER TO FLOW TOWARDS THE FOUNDATION. THIS CAN LEAD TO WATER POOLING, WHICH CAN DAMAGE THE FOUNDATION AND LAWN. HERE ARE SOME SIGNS OF NEGATIVE GRADING:

- **WATER POOLING:** WATER COLLECTS NEAR THE HOME, ESPECIALLY AFTER HEAVY RAIN
- **MUDDY SOIL:** THE SOIL AROUND THE HOME IS MUDDY
- **ROTTING GRASS:** GRASS AROUND THE HOME IS ROTTING
- **MOSQUITOES:** MOSQUITOES ARE ATTRACTED TO THE POOLING WATER
- **WATER IN BASEMENT OR CRAWL SPACE:** WATER IS PRESENT IN THE BASEMENT OR CRAWL SPACE

COMMON ISSUES

WATER HEATER VENT SHOULD BE PITCHED UPWARD AT A MINIMUM OF ONE-QUARTER INCH VERTICALLY FOR EVERY FOOT OF HORIZONTAL RUN. THIS MEANS THAT THE VENT SHOULD BE GENERALLY VERTICAL WITH OFFSETS THAT ARE NO MORE THAN 45 DEGREES.

MISSING AC INSULATION - THE INSULATION ON MOST SYSTEM TYPES COVERS THE LARGE REFRIGERANT LINE THAT IS TRAVELING BACK TO THE COMPRESSOR CALLED THE "SUCTION LINE." THIS REFRIGERANT LINE CARRIES COOL, VAPORIZED REFRIGERANT BACK FROM THE INDOOR UNIT. THE LOW-TEMPERATURE VAPOR HELPS TO KEEP THE COMPRESSOR COOL AND RUNNING PROPERLY. THIS IS AN EASY FIX.

GARAGE DOOR AUTO REVERSE MALFUNCTION - IF YOUR GARAGE DOOR OPENER ISN'T REVERSING WHEN IT HITS AN OBJECT, THERE ARE A FEW THINGS YOU CAN CHECK:

- **SAFETY SENSORS** - MAKE SURE THE SAFETY REVERSING SENSORS ARE INSTALLED AND THAT THE WIRING IS CORRECT. THE WHITE WIRES SHOULD BE CONNECTED TO THE WHITE TERMINALS ON THE GARAGE DOOR OPENER.
- **PHOTO-EYE** - THE PHOTO-EYE IS A SAFETY SENSOR THAT DETECTS OBJECTS IN THE WAY OF THE DOOR. IF IT'S MISALIGNED, IT COULD BE STOPPING THE DOOR FROM OPENING ALL THE WAY.
- **LIMIT SETTING** - THE LIMIT SETTING CONTROLS HOW LONG IT TAKES FOR THE DOOR TO OPEN AND CLOSE. IF IT'S OFF, THE DOOR MIGHT REOPEN EVERY TIME YOU TRY TO CLOSE IT.
- **OBSTRUCTIONS** - CHECK THE SENSOR FOR OBSTRUCTIONS AND CLEAN IT IF NECESSARY.
- **TRANSMITTER BATTERIES** - IF YOUR GARAGE DOOR RESPONDS INCONSISTENTLY, THE BATTERIES IN YOUR TRANSMITTER MIGHT BE WEAK.
- **DOOR TRACK** - THE TRACKS THAT GUIDE THE DOOR MIGHT BE MISALIGNED.
- **CLOSE-FORCE SETTING** - THIS SETTING DETERMINES THE POWER USED TO LOWER THE DOOR. IF IT'S TOO LOW, THE OPENER MIGHT NOT HAVE ENOUGH FORCE TO OVERCOME THE DOOR'S WEIGHT.
- **REPLACE THE SENSORS** - IF THE GARAGE DOOR OPENER DOESN'T REVERSE WHEN THE SAFETY EYE BEAM SENSOR IS BROKEN, YOU MIGHT NEED TO REPLACE THE GARAGE DOOR OPENER.



THE inspection PROCESS

- BUYER GIVES A TIME FRAME IN PURCHASE AGREEMENT OF WHEN THEY WILL DO INSPECTION
- AFTER THE OFFER IS ACCEPTED THE INSPECTION PERIOD BEGINS (DAY OF AGREEMENT DOESNT COUNT!)
- THE BUYERS AGENT SETS UP INSPECTION WITH YOU OR VIA SHOWING TIME. BE SURE YOUR SELLER KNOWS!
- THE INSPECTION HAPPENS. IT USUALLY TAKES A COUPLE DAYS TO GET THE RESULT FROM BUYERS AGENT.
- ONCE YOU RECEIVE THE INSPECTION REQUESTS - READ THEM THOUROUGHLY - SEND TO CLIENT
- TALK WITH CLIENT AND FIND OUT WHAT ISSUES THEY MAY BE WILLING TO FIX.
- IF YOU ARE UNSURE WHAT INSPECTOR IS TRYING TO REPORT YOU CAN CALL THE INSPECTOR TO CLARIFY
- REMEMBER IF YOUR CLIENT REFUSES ANY REPAIRS THE BUYER HAS THE OPTION TO KILL THE DEAL
- WORK THROUGH THE INSPECTION ISSUES - BE CLEAR AND EXACT IN YOUR WRITTEN REMEDIES
- FOLLOW THE TIME PERIODS SET OUT IN THE PURCHASE AGREEMENT
- AGREE TO WHAT YOU ARE GOING TO AGREE TO AND GET THE OTHER AGENT TO AGREE - SIGN OFF
- GET THE ITEMS FIXED OR BE SURE TO GET AN INVOICE TO A THIRD PARTY VENDOR TO CLOSING DEPT
- ALLOW BUYERS TO DO A WALK THROUGH TO INSURE EVERYTHING WAS COMPLETED
- PROVIDE RECEIPTS TO THE BUYER FOR ITEMS REPAIRED



INSPECTION hijackers

AGENT ASKS FOR MONEY OUTSIDE OF CLOSING

IF MONEY IS PAID TO THE BUYER IN A TRANSACTION IT MUST BE DISCLOSED TO THE UNDERWRITER. IF YOU DONT DISCLOSE IT COULD BE CONSIDERED MORTGAGE FRAUD. DO NOT GET TRIPPED UP INTO THIS TYPE OF ARRANGEMENT. IT IS PERFECTLY ACCEPTABLE FOR MONEY TO BE PAID TO A THIRD PARTY FOR REPAIRS TO BE DONE AFTER THE CLOSING. BE SURE AN INVOICE FOR THIS IS TURNED IN SO THAT THE MONEY CAN BE PAID TO THE VENDOR AT CLOSING.

AGENT MISSES DEADLINE FOR INSPECTION REQUESTS

DEADLINES ARE SUPPOSED TO BE FOLLOWED BUT DONT INVITE A BIGGER PROBLEM. IF THE BUYERS AGENT HASNT REQUESTED AN INSPECTION TIME YOU MAY REACH OUT AND ASK ABOUT IT. I GUARANTEE IT WILL BE EASIER TO WORK THROUGH INSPECTION ISSUES WITHOUT YOUR SELLER REFUSING TO COOPERATE BECAUSE THE BUYER MISSED THEIR DEADLINE THAT USUALLY IS THE BUYERS AGENTS FAULT ANYWAY.

BUYERS AGENT FORGOT TO INCLUDE THE RADON RESULT

ASK ABOUT IT. IT IS CERTAINLY EASIER TO ASK AND HAVE THE OTHER AGENT GO BACK AND INCLUDE IT THEN TO PRESENT THE MAIN PART OF THE INSPECTION REQUESTS ONLY TO THEN HAVE TO GO BACK AND BRING ANOTHER REQUEST UP TO YOUR SELLER.

SOMETHING CANNOT BE AGREED TO UNTIL IT IS INVESTIGATED MORE

IF YOU HAVE A MAJOR ISSUE AND NEED MORE TIME TO RESEARCH AND INVESTIGATE IT YOU WILL NEED TO PUT AN EXTENSION IN WRITING. SOMETIMES IT IS OK TO LEAVE THE INSPECTION PERIOD OPEN FOR JUST THE ONE REMAINING ISSUE.

BE SURE YOU WRITE THE REQUEST AND REMEDY VERY DETAILED

I ONE TIME WROTE "HAVE THE HALLWAY BATHROOM SINK LOOKED AT" WHAT DOES THAT ACTUALLY MEAN?
"SELLER TO HAVE THE UPSTAIRS HALLWAY BATHROOM SINK CHECKED OUT AND THEN HAVE IT REPAIRED OR REPLACED SO THAT IT IS IN WORKING CONDITION. ALL REPAIRS TO BE MADE BY A LICENSED PLUMBER AND RECEIPTS PROVIDED TO BUYER" ... DO YOU SEE THE DIFFERENCE?

UPGRADE VERSUS REPAIR

OFTEN I WILL SEE AGENTS ASKING FOR UPGRADES. UPGRADES ARE AN IMPROVEMENT TO A PROPERTY WHEN THE EXISTING ITEM IS FUNCTIONAL AND SAFE. BE SURE YOU ARENT CONFUSING THE TWO.



NEVER WILL I EVER...

- DO NOT LEAVE YOUR CLIENTS UNATTENDED IN A HOME DURING INSPECTION. IF YOU DO NOT ATTEND INSPECTIONS YOU NEED TO BE WORKING WITH AN INSPECTOR WHO HAS AUTHORIZATION TO BE IN THE HOME WITH THE BUYERS AND HAS THEIR OWN LOCKBOX ACCESS.
- DO NOT LEAVE THE HOUSE A MESS OR LEAVE THINGS UNLOCKED OR OPEN.
- DO NOT SUGGEST THAT THE CLIENT DOESN'T NEED TO DO AN INSPECTION. IT IS ALWAYS OUR RECOMMENDATION THAT THE BUYER HAVE A HOME INSPECTED.
- DO NOT STATE THAT SOMETHING WILL BE OK LEFT UNFIXED. THESE ARE NOT OUR DECISIONS. YOU SIMPLY WANT TO FACILITATE THE SATISFACTION OF THE BUYER BY GUIDING THEM THROUGH THE PROCESS.
- DO NOT WRITE OFFERS ON PROPERTIES WITH NIGHTMARE INSPECTION ISSUES WHEN THE SELLER ALREADY STATES THAT THEY WILL NOT FIX ANYTHING AND THE PROPERTY IS BEING SOLD "AS-IS". YOU ARE SETTING YOUR BUYER UP TO FAIL. HAVE HONEST CONVERSATIONS BEFORE YOU SPEND YOUR BUYERS MONEY ON AN INSPECTION THAT WILL LEAD TO A SELLER NOT BEING ABLE TO FIX AND A BUYER NOT BEING ABLE TO AFFORD LATER.

POLICE LINE - DO NOT CROSS

POLICE

NOT CROSS

NOT CROSS

POLICE LINE - DO NOT CROSS

POLICE LINE

CREDIT INSTEAD OF REPAIR?

SOMETIMES IT IS BETTER TO ASK THE SELLER FOR A CREDIT INSTEAD OF A REPAIR. YOU CANNOT "CREDIT" THE BUYER WITH CASH, BUT YOU CAN DO A PRICE REDUCTION, ADD SOME CLOSING COSTS, OR PAY A THIRD PARTY AT CLOSING FOR A REPAIR.

THE REASON THIS IS OFTEN A BETTER SOLUTION IS BECAUSE THE REPAIRS THE BUYER WANTS DONE MAY NOT BE REPAIRED TO THE BUYERS LIKING IF LEFT UP TO THE SELLER.

AS A SELLER A REPAIR MAY COSTS A LOT MORE MONEY THAN THEY THINK WHEN THEY AGREE TO REPAIR SOMETHING SO A NEGOTIATED CREDIT MIGHT SAVE THE SELLER THE HASSLE OF REPAIRING SOMETHING ONLY TO FIND OUT IN THE MIDDLE OF THE REPAIR THAT THERE IS MORE WRONG NEEDING REPAIRED.



WHAT SHOULD WE ASK FOR?

VERY SIMPLY YOU WANT TO ASK FOR REPAIRS FOR THINGS THAT ARE SAFETY OR HIGH DOLLAR TICKET ITEMS. THE INSPECTION ISN'T TO BRING AN OLDER HOME UP TO CODE, BUT IT IS TO MAKE THE BUYER AWARE OF REPAIRS THAT WILL BE EXPENSIVE OR POTENTIALLY CAUSE HARM TO AN OCCUPANT.

A GARAGE DOOR NOT REVERSING WHEN IT HITS AN OBJECT IS A SAFETY ITEM. DISCOLORED SIDING ON THE HOUSE THAT WAS OBVIOUS IS NOT A SAFETY ITEM.

DO NOT ASK FOR 25 ITEMS TO BE REPAIRED. HELP THE BUYER DECIDE WHAT IS IMPORTANT TO FOCUS ON. YOU WILL OVERWHELM THE SELLER AND PROBABLY END UP WITH A "NO" TO YOUR REQUESTS IF YOU ASK FOR SO MANY THINGS THAT THE SELLER GETS FRUSTRATED.

COSMETIC ITEMS ARE PURELY THAT... COSMETIC. THE BUYER SAW THAT WHEN THEY LOOKED AT THE HOUSE BEFORE THE OFFER.



safety items



high ticket \$



undisclosed items



water/mold/health

COMMON TYPES OF INSPECTIONS

GENERAL HOME INSPECTION

INSPECTION OF ALL MAJOR SYSTEMS AND MORE THAN 400 ITEMS THAT INCLUDE:

- EXTERIOR HOME COMPONENTS
- ELECTRICAL SYSTEMS
- ROOFS
- INTERIOR AND EXTERIOR FOUNDATIONS
- HEATING AND COOLING SYSTEMS
- PLUMBING SYSTEMS
- ATTICS
- WINDOWS
- DOORS
- APPLIANCES



RADON GAS TESTING

RADON GAS TESTING IS THE ONLY WAY TO DETERMINE IF YOUR HOME HAS HIGH LEVELS OF RADON, AN INVISIBLE, ODORLESS, AND UNTOUCHABLE GAS. RADON IS A NATURALLY OCCURRING CARCINOGEN IN THE GROUND.

IF YOUR RADON LEVELS ARE HIGH, THE EPA RECOMMENDS HAVING A LICENSED PROFESSIONAL INSTALL A RADON REDUCTION SYSTEM. THIS SYSTEM USUALLY INVOLVES A VENT PIPE AND FAN TO PULL RADON FROM BENEATH THE HOUSE AND VENT IT OUTSIDE.



SEWER SCOPE

A SEWER SCOPE IS A VIDEO INSPECTION TOOL THAT ALLOWS A PROFESSIONAL TO SEE AND RECORD THE CONDITION OF A HOME'S SEWER LINES. A SEWER SCOPE INSPECTION IS A CRITICAL PART OF THE HOME BUYING PROCESS. IT CAN ALSO BE A GOOD IDEA TO HAVE YOUR SEWER LINES INSPECTED REGULARLY AS YOUR HOME AGES. SOME SIGNS THAT YOUR SEWER SYSTEM MIGHT NEED AN INSPECTION INCLUDE:

- SEWER ODORS
- SEWAGE BACKUPS
- SLOW-DRAINING SINKS, BATHS, SHOWERS, AND TOILETS
- LUSH PATCHES OF LAWN OR GARDEN
- PEST INFESTATIONS
- INDENTATIONS OR SINKHOLES ON THE PROPERTY
- FOUNDATION PROBLEMS
- EVIDENCE OF MOLD AND MILDEW





HOME INSPECTION COMPANIES

AMERISPEC HOME INSPECTION ★★ ★
(515) 778-9663

HIGH CALIBER HOME INSPECTIONS ★★ ★
(515) 783-6566

HOME INSPECTIONS BY DHARL BAGLEY ★★ ★
(515) 238-1281

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FULL TRUST HOME INSPECTIONS LLC
(515) 447-9226

ANDY'S HOME INSPECTION
(515) 599-9211

SPOTLIGHT HOME INSPECTION SERVICES
(515) 537-9697

KEYSTONE HOME INSPECTIONS
(515) 371-8286

INVIEW HOME INSPECTIONS
(515) 401-4624

HOME SWEET HOME INSPECTIONS, LLC
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BODE HOME INSPECTIONS
(515) 330-6868

VIGILANT HOME INSPECTIONS DES MOINES
(515) 318-7515

RIGHTWAY HOME INSPECTION
(515) 802-0141

WIEMANN HOME INSPECTION
(515) 865-0346

THE GENUINE INSPECTOR
(515) 478-4178

IMPERIAL HOME INSPECTION SERVICES
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REDFOX INSPECTIONS
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HOME PRO INSPECTIONS IOWA
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REALVIEW HOME INSPECTIONS
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A PRIME PROPERTY INSPECTIONS
(515) 770-8700

FOREVER HOME INSPECTION IOWA
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PILLAR TO POST - SCOTT NEFF
(515) 314-8226