



## Home Wellness Inspection For the Established Home

We at Diamond Home Inspectors understand that owning and maintaining your home can become a daunting task further complicated by your busy schedule. Most people buying or selling homes are aware that home inspectors provide peace of mind and awareness of the homes condition. Rarely do we inspect a home that has no issues and very few homeowners follow readily available maintenance recommendations. Many things can go wrong over the course of time so this type of inspection is conducted to assure the continued health of your family and the safety of your real estate investment.



Much like a Full Home Inspection, a Home Wellness Inspection is a visual examination of your home's systems, mechanicals and structure. This allows us to find small problems before they become a big costly repair. As an InterNACHI Certified Home Inspector, I know what to look for and where to start. With my experience I know the typical areas that are problematic and the expenses associated with repairing those items after not being properly maintained. Being able to find the small problems ahead of time will improve efficiency of your home systems and potentially make the home more comfortable to live in from those costly unforeseen repairs. Having a Home Wellness Inspection can assure the integrity of your structure in-between storms and droughts, to identify possible indoor pollutants, (such as radon and mold) to check the home's integrity that may be compromised by cracked beams or foundations, to visually inspect for wood-destroying insects, and more.

Our report will review the condition of the home's heating system, central air conditioning system (temperature permitting), interior plumbing and electrical systems; the roof, attic, and visible insulation; walls, ceilings, floors, windows and doors; the foundation, basement, and visible structure.

We recommend you having the following inspected and or tested:

- Roof;
- Exterior Garage Door Operators;
- Structural Components (trusses/beams);
- Decking;
- Plumbing (sump pump/water lines);
- Heating/Central Air Conditioning Systems;
- Carbon Monoxide Testing;
- Hot Water Heater;
- Electrical Panel (test outlets);

Clothes Dryer Ducting;  
Test Smoke and Carbon Monoxide Detectors;  
Well/Septic;  
Water Quality Testing;  
and Radon Gas Testing.

In addition, a Home Wellness Inspection Report will be provided with supporting photos of our findings.

You wouldn't think about skipping the maintenance on your automobile, don't skip the maintenance on your home!

Maintain your investment - **Call Diamond Home Inspectors at 810.844.1192** and let us help take care of your home!