

## What We Inspect

The following lists most of the items we inspect. Concerned about an unlisted item? Call us!

### FOUNDATIONS

Basements, crawlspaces  
Foundation walls  
Beams, columns, floor joists  
Insulation  
Ventilation

### ROOFING

Roof surface condition  
Flashings  
Ventilation  
Chimney

### GARAGE

Automatic opener safety test  
Vehicle doors  
Structure



### EXTERIOR AND GROUNDS

Grading and foundation drainage  
Sidewalks, driveways and patios  
Stoops, porches and decks  
Stairs and handrails  
Exterior walls, soffits, fascia, trim  
Gutters and downspouts

### PLUMBING

Supply and waste plumbing  
Functional flow  
Water heaters  
Kitchen and bathroom fixtures  
Sump pumps  
Gas lines



### ATTIC

Rafters and trusses  
Insulation  
Ventilation



### ELECTRIC

Service drop  
Main panel wiring  
Grounding system  
Visible wiring  
GFCI testing



### INTERIORS

Windows and doors  
Walls, ceilings and floors  
Outlets, lights, ceiling fans  
Stairways and handrails



### HEATING

Furnace and boiler condition  
Heat distribution  
Furnace filters  
Carbon monoxide testing  
Natural gas leak testing



Get to know your home.

800.880.4614



## WE INSPECT

Single family homes  
Condominiums  
Townhouses  
Rehabs  
Apartment buildings  
Commercial properties

## WE PROVIDE

Flexible scheduling  
Evening and weekend appointments  
Experienced, thorough inspectors  
Environmental services

inspectors@knowyourhome.net

www.knowyourhome.net

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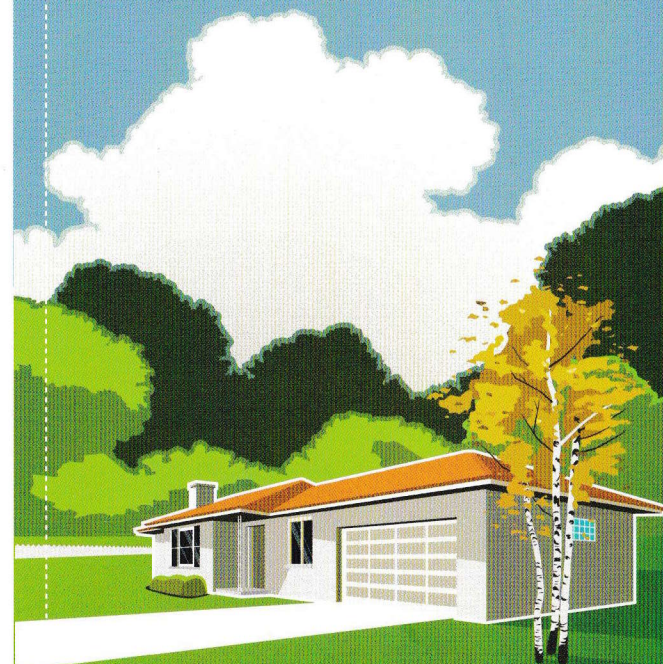
Over 15,000 inspections completed

A family business serving Chicagoland and beyond.



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## The House Inspector Advantage

There are thousands of home inspectors — why should you choose us?

- ★ We're highly experienced, having performed over 15,000 inspections.
- ★ We're great communicators and educators; we clearly explain the issues we find and teach you how things work.
- ★ We focus on each client's unique needs, and tailor our consultations accordingly.
- ★ We carry a \$1 million insurance policy.
- ★ We offer top-notch inspections at reasonable prices.
- ★ We're a multi-inspector firm, and a family business; we inspect each home as if a close family member were buying it.

## Well-Educated, Highly Experienced

Our inspectors are the smartest and best-trained in the industry. We know more, so we find more.

We're committed to continuing education—learning more helps us provide better service. While Illinois law requires only 6 hours of continuing education annually, our inspectors take at least 40 hours of classes. We also require our inspectors to take a quarterly peer review: each inspector views a house after company owners have inspected it. We then review the inspector's report to ensure quality control. No other local firm subjects their inspectors to such scrutiny.

We believe inspections shouldn't be rushed, and we're incredibly thorough. We work hard to access difficult-to-reach places and investigate unusual situations. For example, many inspectors don't walk roofs due to the hazards involved. Or they don't enter the crawlspace because they're afraid of the critters that might be lurking inside. Our commitment to providing the most thorough inspection possible means we always walk roofs and enter crawlspaces as long as it's safe to do so.

We always put in 110% effort for our clients because we know that hard work pays off—our clients routinely tell us that our reports saved them thousands of dollars. So while we may charge a little bit more than less experienced inspectors, our service is usually worth more in the long run.

Our inspectors work as a team, sharing photos and reports so that each inspector can learn from the others' experiences. Most of our competitors work solo; we're convinced that collaboration makes for better inspectors.

Finally, we stand behind our work. If you're not 100% satisfied, we'll refund your money. More importantly, we carry a \$1 million insurance policy. Because insurance is not required by law, most inspectors don't carry insurance—be careful! Insist that your inspector provide proof of insurance prior to booking an appointment.

## We're Advocates and Teachers

We help our clients meet the many challenges of home ownership. We don't just find defects, we help you understand what they mean. After all, some issues require immediate attention, while others are of minor importance. We explain each issue in context, and are always available for follow-up consultations by phone or email. And if need be, we're happy to help you locate specialists to get things fixed.

We treat your new home as a classroom. We show you how major systems operate, and how to maintain them. We take time to listen to your unique concerns, and provide home safety tips customized to your family's needs. It's our goal to save you money and make your home safer.

Our service doesn't end with the inspection. We provide follow-up consulting free of charge, when you need it—even after you've moved in. We're happy to assist you with any questions you may have, now or even ten years from now. Because we're independent, we can help you review bids from competing contractors or review documents from sellers to determine if repairs were properly made.

Ultimately, what truly sets the House Inspector Co. apart is our dedication to our clients. As a family business, we treat each client as if they were a close family member. Give us a call at 800.880.4614 to learn more about us.



## Mold Inspections and Sampling

Mold growth is caused by elevated levels of moisture in the home. All standard House Inspector inspections include a thorough moisture intrusion survey to identify building defects that can cause mold. For an additional fee, we can collect air samples to test them for mold.

## Radon Testing

Radon is an invisible radioactive gas created by the decay of uranium. It is the second leading cause of lung cancer, causing thousands of deaths per year. One in three homes in the Chicago area has a high radon level. We strongly recommend that our clients test their homes for radon.

**Call us at  
800.880.4614  
to schedule  
your inspection!**