

You Should Only Pay Your Home Inspector Once!!!

After completing over 10,000 home inspections in the Kentuckiana area we've learned that home buyers just like you only want to pay for a home inspection once. We're here to help you make that happen by providing you with this valuable Pre-Purchase Checklist.

When Should You Use This Checklist? **When You're Ready To Make An Offer On Your Dream Home!**

Using this checklist will allow you to evaluate the age and condition of the major components of the home. However, it is not intended to replace a comprehensive home inspection by a professionally trained and certified home inspector, such as Certainty Home Inspections. Upon completion of this checklist, if you still have some specific questions on any item, please e-mail us your question along with a photo of the issue to: HomeBuyerHelp@certaintyinspections.com

Exterior

When It Rains, Will The Water Flow Towards The Home? Yes No

Is There Water On The Floor Of The Crawlspace? Yes No

Is There A Musty Smell In The Crawlspace? Yes No

What Type Of Siding Is On The Home?

- Stucco? If so, Is It Hard Coat Or Synthetic?

- Fiberboard? If So, Is It Swollen And/Or Deteriorating? Yes No

What's The Age Of The Roof?

Are The Shingles Wavy And/Or Curled? Yes No

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Interior

- | | | |
|--|-----|----|
| Are There Moisture Stains Present On The Ceilings or Walls? | Yes | No |
| Is There Mold, Mildew or Musty Smells Inside The Home? | Yes | No |
| Are The Windows Cloudy And Difficult To See Through? | Yes | No |
| Are There Uneven Floors? | Yes | No |
| <ul style="list-style-type: none">• Are There Any Cracks In The Walls? | Yes | No |
| <ul style="list-style-type: none">• Do The Doors Close Properly? | Yes | No |

What Is The Age Of The Heating, Cooling And Water Heating Units

Heating Unit? _____ (The average life span of heating and cooling is 15 + years)

Outside Air Conditioning Unit? _____ (The average life span of heating and cooling is 7 + years)

Water Heater? _____ (The average life span of heating and cooling is 5 + years)

Other Important Information:

Is there documentation for any major changes to the property? _____ Yes No
(Receipts/Warranties/Guarantees/Permits)

Congratulations On The Completion Of The Checklist. You Have One More Very Important Decision To Make... The Selection Of The Right Home Inspector! All Home Inspectors Are Not Created Equal Even In Licensed States Like KY And IN.

To Help You Make The Right Decision About Your Home Inspector, Download This Free Information Packed Report...

[7 Ways To Avoid The Blind Kentuckiana Home Inspector](#)

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