

## What is a Home Inspection?

A home inspection is a professional, objective, visual examination of the condition of a home. In today's market home buyers use the inspection as a valuable tool, to help them determine whether there are any major defects or system deficiencies prior to purchase. It's a small investment to ensure the single largest purchase of their lives, is sound. In most cases, home inspections are performed after a sales contract (conditional upon a satisfactory home inspection) is accepted by the seller. The inspection can be arranged immediately or within a few days. The home buyer is encouraged to attend the inspection so they can see findings first hand, and also learn the home's systems.

## A Professional Home Inspection Benefits Everyone!

### Home Buyers:

Most buyers find it difficult to remain objective and unemotional about the house they really want, and this may affect their judgment. To obtain the most accurate information about the condition of a home, always get an impartial third-party opinion from an expert in the field of home inspection. It's a cost effective choice, when compared to the alternative.

### Home Sellers:

Why wait for a buyer's home inspection to uncover hidden problems after you have already accepted an offer? This could potentially cost you thousands of dollars in time and money, through a lower negotiated selling price, or making repairs at an inconvenient time. More often, sellers are choosing to have a thorough home inspection when listing their home to help identify critical areas of concern and make their home more appealing to potential buyers.

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Serving Northwest Oklahoma

*Alandra Home reports are more than a list of what's wrong, we'll show you what's right, how it works, and how to take care of it.*

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INSPECTION  
SERVICE**

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## *What does a Home Inspection Include?*

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

- Structure
- Roofs
- Heat & air systems
- Plumbing
- Electrical
- Septic systems
- Wells
- Pools
- Sprinkler systems
- Mold
- Water testing

\* Some items are an additional charge

## BUYERS AND SELLERS BENEFIT FROM A HOME INSPECTION

### BUYERS

Both financially and emotionally, your new home is one of the biggest investments you'll ever make. You will enjoy many years of happiness...if you have chosen



**Your New Castle .  
Make sure it's not a  
dungeon!**

wisely. At first glance, the home may appear to be in great shape. But, it may contain a defect that could be financially devastating. Protect your investment with a whole home inspection by Alandra Home inspection service, your professional in residential home inspections. Our expert home inspectors will provide you with a comprehensive inspection covering all aspects of your new home. So, whether you're purchasing your first home or relocating to another home, trust Alandra Home inspection service to help you make your decision with confidence.

### SELLERS

If you are preparing to sell your home, it may be wise to order a pre-sale home inspection. Home sale transactions can - and sometimes do - fall through as the result of problems discovered during a buyer's inspection. To avoid any setbacks, call upon the professional leader in

residential home inspections - Alandra Home In-



**Make your home  
more attractive with a  
pre-sale home inspec-  
tion**

spection Service - to conduct a thorough inspection of your home, inside and out. An Alandra Home inspection will enable you to make any necessary repairs ahead of time, or adjust the price of your home accordingly. In turn, you will be able to close on your home quicker... without unwanted surprises.

### Summary:

The benefits of a home inspection are undeniable. Not only will a home inspection educate you as the buyer on the condition of a house, it will identify visible defects that adversely affect the value of the house or put you and your family at physical risk.

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