

## FINDING YOUR HOME

# INSPECTION PERIOD

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## Types of Potential Inspections

Before we begin writing an inspection response, we will need to gather some documents and discuss some important details...

- Home Inspection
- Radon Testing
- Wood-Destroying Organism (WDO) Inspection
- Foundation Inspection
- HVAC Inspection
- Mold Inspection
- Lead Based Paint Inspection

## Inspection Time Period

*The typical inspection period is between 10-15 days.*

It is critical that we begin scheduling the inspections you choose to have done as soon as we are under contract on your potential new home. This will ensure that we do not run out of time or have any delays in the process.

## Recommended Home Inspectors

Use the list on the following page to see several of the Home Inspectors I recommend. Please feel free to reach out and interview some of the Home Inspectors that I know and trust.



FINDING YOUR HOME

# MY RECOMMENDED INSPECTORS

Preparing To Choose An Inspector

Please feel free to reach out and interview some  
of the inspectors that I know and trust.

Sherlock Homes Inspection

(812) 339-5828

Mejaro Inspection Services

(888) 400-2740

Trinity Home Inspection

(812) 650-2284

Pillar to Post Home Inspections

(812) 320-4660

Benchmark Home Inspections

(812) 384-8914



# Let's Chat Inspections

## WHAT YOU NEED TO KNOW

The Purchase Agreement says exactly how many days you have to get all inspections done and respond to those inspections via an "Inspection Response."

You may however WAIVE or RESERVE the right to have independent inspection done within an agreed upon timeline.

Any and all inspections shall be at the buyer's expense.

## Inspection Response is Required:

Addressing the inspection report is essential for your protection and part of the purchase agreement. It's an opportunity to negotiate with the seller, ensuring peace of mind and preventing future issues. Regardless of the findings, completing the response is crucial for your best interests.

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### DEFECT DEFINED:

In the context of a home inspection, a defect refers to any structural, mechanical, or cosmetic issue with a property that may affect its safety, functionality, or value. This can include problems such as structural damage, electrical issues, plumbing leaks, roofing problems, or mold infestations. Defects are typically categorized based on their severity, ranging from minor issues that may require simple repairs to major flaws that may necessitate significant remediation or affect the property's habitability.

