

## Top Reasons to Hire A Certified Inspector

### Ventilation:

*Attic ventilation and insulation play an important role in moisture, condensation, roof life and so much more — truly a key factor in how your home is functioning.*

### Roof/s:

*The type, style, layers, quality installation and more are checked. We will perform a diligent inspection of both sides of the roof.*

### Heating & Cooling:

*We look at the age, condition and safety of each. In most cases, these are the most used appliances in the home. The wrong burn pattern and moisture production can cause premature heat exchanger failure and possibly carbon monoxide.*

### Structure:

*We complete a thorough inspection on the inside and outside of the structure: foundation, crawl spaces block poured basements.*

### Drainage:

*Inadequate or reversed drainage and grading cause most water problems. Proper gutters and downspouts are another important part of moisture control.*

### Electrical:

*We check double tapping, undersized wiring, open wiring, undersized services and more!*

### Plumbing:

*Water flow, water pressure and adequate drainage are just the start of our inspection.*

## For The Home Buyer:

Our home inspection is an analysis of potential fire hazards, home safety and health risks to you and your family. The inspection will provide you with a solid foundation of knowledge about your new home and an understanding of its components and systems as well as home maintenance tips and information to help you protect your investment. Feel confident about your home purchase.

## For The Home Seller:

Our home inspection offers you a great marketing tool, giving you a competitive advantage over other homes on the market — helping you sell your home faster at the highest possible price. It provides for full disclosure and gives the buyer greater peace of mind. It may also give you an opportunity to make repairs to your home in advance, helping expedite the sale of your home. Pre-sale inspections are a wise decision for all home owners.



**WE INSPECT 7 DAYS A WEEK!**

Phone: 630-904-9296

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www.1stchoicehomeinspections.com



**"Most Preferred, Most Referred"**



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**Buying or Selling,  
Knowing the  
Condition of Your  
Home is a Wise  
Decision!**



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