



Home Inspections Co.

Buying a home is the single largest investment most people ever make. It is essential to have that home inspected through the eyes of an objective professional. K.E.L. provides this inspection. We want you to see the home as we do and understand the usual clues used to interpret the condition of the home. Relax. Most of your inspection will be maintenance related concerns, life expectancy issues and minor imperfections. These are nice to know about. However, the issues of real concern fall into four major categories. These categories are:

1. Major Defects; not all major defects can be defined by monetary values.
2. Items that can lead to major defects; small leaks around roof penetrations are a good example.
3. Items or issues that may prevent you from financing, occupying or insuring the house.
4. Safety Hazards. Anything in these four categories should be addressed. Through our complete inspection, you will have the information needed to make an informed, confident purchase and avoid unpleasant surprises later.

- All fees are due at the time of inspection
- These are not code or warranty inspection
- Bonded and insured for all inspections and tests



THE EXPERIENCE™

MEMBER
107896

LINUS ORR

Owner/Inspector

K.E.L. HOME INSPECTION COMPANY provides a thorough, professional inspection of the major components of the home, including items which affect its livability. What we check for are defects in:

- Foundations
- Basements
- Crawl Spaces
- Grading and Drainage
- Water Penetration
- Foundation Movement
- Drainage Sumps with Accessible Floats
- Gutters, Down Spouts and Drains
- Roof - including Vents, Flashing, Trims, Skylights and other penetrations
- Chimneys, Tops and Liners
- Eaves, Soffit, Fascias
- Exterior Wall Cladding
- Decks, Stoops, Porches and Railings
- Driveways and Walkways
- Heating System - including Free Carbon Monoxide Test
- Cooling System
- Water Heaters
- Water Main Values
- Interior Plumbing Supply Lines
- Exterior Electrical Service Line
- Electrical Meter and Sockets
- Electrical Main Disconnect
- Electrical Panels, Breakers and Fuses
- Grounding and Bonding
- Ground Fault Circuit Interrupters (GFCI)
- Arc Fault Circuit Interrupters (AFCI)
- Fireproof and Dampers
- Fire Box and Hearth
- Insulation
- Ventilation
- Roof Structure
- Garage Doors, Openers and Safety Sensors
- And so much more

We urge our clients to be present at our inspection so that we can answer any questions they might have. Our detailed written report is provided after the walk through inspection. If questions arise after the inspection, we ask our clients to call for further clarification at no additional charge.

DID YOU KNOW?

- A mandatory seller disclosure law is now effective in Ohio.
- Many people without specific home inspection credentials or professional certification offer home inspection services.
- To avoid any potential conflict of interest, choose your own inspector.
- The EPA and the Surgeon General recommend all homes be tested for Radon.
- Nearly 1 out of every 15 homes in the U.S. is estimated to have elevated Radon levels.
- Radon is the second leading cause of lung cancer in the United States.
- Radon mitigation is considered a home improvement.
- State licensing is required and is the law in Ohio for all Radon testing.
- Comparable to other costs, inspection fees are a small price to pay considering the sizable investment you are about to make.



Home Inspections Co.

Is different because...

- Established 1994
- Ohio Licensed Radon Tester
#T 000240-03 Linus Orr
- We are a fully insured inspection company with professional errors and omissions insurance.
- We want you there. We do suggest that you be there personally, so that you can understand the various property components, as well as our inspection techniques.
- Typically an inspection lasts 2 to 3 hours. However there is no time limit.
- We offer more detailed reports. We provide information on how systems work, how to maintain them and other parts of the home: Fire & Prevention & Safety, Security Measures and Energy Conservation.
- No conflict of interest. We are not affiliated with any bank, contractor or broker/agent. We make our report to you, our client.
- We take the time to answer any and all questions at the time of the inspection or after.
- You receive the attention you deserve.

What is "ASHI"?

The American Society of Home Inspectors, Inc., (ASHI), is a nonprofit voluntary professional society, which has developed formal inspection guidelines, a professional code of ethics, and gives consumers an assurance of quality and professionalism. Members of ASHI are independent professionals, who operate their own inspection services. Today ASHI, whose membership extends across the United States, is recognized nationwide as the leading authority in the home inspection field among inspectors, governmental agencies and homeowners alike.

ASHI requires that its members subscribe to the Society's strict code of ethics. ASHI keeps its home inspectors up-to-date with the latest in building technology, materials and professional skills. ASHI also serves the public interest group by providing accurate and helpful consumer information to home buyers on home purchasing and home maintenance.

Only home inspectors who have met ASHI's rigorous professional and educational requirements may qualify for membership in the organization. Typically, these inspectors have their clients' best interests in mind. All ASHI members have a long history of professional home inspection experience and are required to take continuing education yearly to remain a member.

Please take the time to check our credentials

www.ASHI.org



Home Inspections Co.

It's not what we do
that's different...
It's how we do it that
makes the difference!



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1-888-799-7228