

Buying a home? The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into five categories:

1. **Safety Hazards**, such as an exposed, live buss bar at the electric panel.
2. **Items Not Working**, like a dish washer leaking on the floor.
3. **Major Concerns**, could be a structural failure or damage to a mechanical system.
4. **Deferred Cost Items**, an example would be the roof coming to the end of its serviceable life.
5. **Items Not Tested/Inspection**, may include an electrical service panel that is blocked by the personal belongings of the current owner.

Often a serious problem can be corrected inexpensively to protect both life and property. Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Keep things in perspective. It is inappropriate to demand that a seller address deferred maintenance conditions already listed on the seller's disclosure, or nit-picky items.

Congratulations.

National Association of Certified Home Inspectors
I am a member in good standing of the National Association of Certified Home Inspectors (NACHI).



Trained By:

Inspection Training Associates

I have been trained by ITA, the largest and oldest home inspection school in the country.

Experience Counts:

34 years in the construction field has made me uniquely qualified to be an inspector.

Qualifications:

- *First home inspection, 1983.*
- *Wrote construction reports in 36 states.*
- *Institutional locksmith.*
- *363 union carpenter.*
- *Brick and stonemason.*
- *30 years plumbing and electrical experience.*
- *Project / Construction manager for 27 plus years.*



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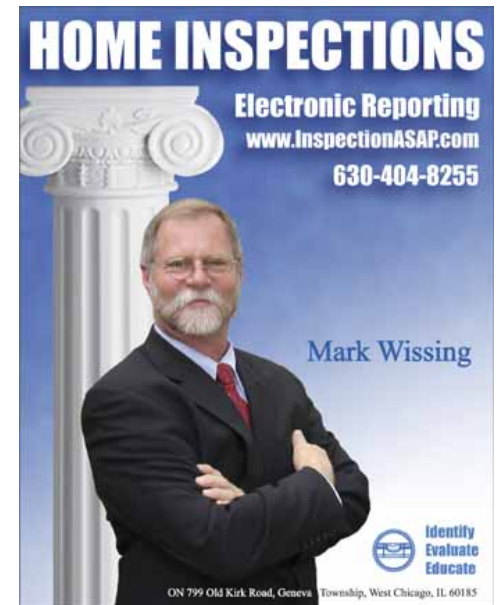
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www.InspectionASAP.com



View your report, visit my web site:

www.InspectionASAP.com

Call Mark 630/404-8255

Users Name: _____

Password: _____

My Promise to You...

Choosing the right home inspector can be difficult. Unlike working with most professionals, you probably will not get to meet me until after you hire me. Furthermore, different inspectors have varying qualifications, equipment, experience, and reporting methods. One thing for sure is that a home inspection requires a lot of work. Ultimately a thorough inspection depends heavily on the individual inspector's own effort. If you honor me by permitting me to inspect your home, I guarantee that I will give you a quality effort and will inspect the home as if I were purchasing it.

How long will it take?

In most cases, the average inspection takes between 2 to 4 hours on site, depending on the size, condition, and age of the property.

Inspection Covers:

- *Roof, vents, flashings, and trim.*
- *Gutters and downspouts.*
- *Skylight, chimney and other roof penetrations.*
- *Decks, stoops, porches, walkways, and railings.*
- *Eaves, soffit, and fascia.*
- *Grading and drainage.*
- *Basement, foundation, and crawlspace.*
- *Water penetration and foundation movement.*

- *Heating systems.*
- *Cooling systems.*
- *Main water shut off valves.*
- *Water heating system.*
- *Interior plumbing fixtures and faucets.*
- *Electrical service line and meter box.*
- *Main disconnect and service amperage.*
- *Electrical panels, breakers and fuses.*
- *Grounding and bonding.*
- *GFCI's and AFCI's.*
- *Fireplace damper door and hearth.*
- *Insulation and ventilation.*
- *Garage doors, safety sensors, and openers.*
- *And much more.*

Your report will be easy to read and understand.

Your understanding of the inspection report is critical to my goal of providing you with the best service available. The diction and documentation of your report will not need to be translated by a tradesman. I will be available to answer any questions that you may have.

Your report will include detailed information as well as a summary page detailing areas of concern.

I use the latest level of mobile technology available to provide digital copies of your report within 24 hours or less of the inspection.

For your investment, you deserve a quality Inspection!

Real Estate is usually the largest investment you will ever make. That's why a professional inspection is so critical.

A detailed analysis of the property made by a specially trained, certified, and objective inspector can identify non-functioning systems, damaged building components, safety issues, as well as poor workmanship.

Having this information before you purchase, sell, repair, or remodel can return many dividends.

With a reputation for thoroughness, reliability, and integrity, I am qualified to assist you with your inspection.

Call 630/404-8255



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of Certified Home Inspectors
www.InspectionASAP.com