

HOME INSPECTIONS: KNOW BEFORE YOU BUY



A home inspection helps you understand the property beyond the listing photos - so you can ask better questions, identify concerns and make a more informed decision.



WHY IT MATTERS

A general home inspection is a visual evaluation of accessible systems and components. It cannot promise that nothing will ever fail, but it can provide valuable information before closing.

- ✓ Identifies visible safety or repair concerns
- ✓ Helps you understand maintenance needs
- ✓ May reveal areas needing specialist evaluation
- ✓ Gives you better information before closing



WHAT AN INSPECTOR MAY REVIEW

A top-to-bottom look at the home's visible condition.

1



ROOF & EXTERIOR

Roof covering, flashing, siding, visible drainage, decks and porches.

2



ELECTRICAL

Panel, visible wiring, outlets, fixtures and accessible components.

3



PLUMBING

Visible supply and drain lines, fixtures, water heater and leaks.

4



HVAC

Heating and cooling equipment, thermostats and accessible components.

5



STRUCTURE

Visible foundation, framing, floors and signs needing a closer look.

6



ATTIC & INSULATION

Accessible attic areas, ventilation and visible insulation.

7



WINDOWS & DOORS

Representative windows, doors and visible interior components.

8



INTERIOR & SAFETY

Walls, ceilings, floors, stairs, railings and visible safety concerns.



AFTER THE INSPECTION



The report is information - not a pass/fail score. The next step is understanding what matters, what is routine maintenance and what may need additional evaluation.

YOUR NEXT STEPS

Use the report to ask smarter questions.

1



REVIEW

Read the full report, including photos and notes.

2



ASK

Ask the inspector to explain anything unclear.

3



SPECIALISTS

Bring in the right professional when needed.

4



DISCUSS

Review your options with your real estate professional.

5



PLAN

Use the report as a future maintenance roadmap.



SOMETIMES A GENERAL INSPECTION IS ONLY THE FIRST LOOK

Depending on the property and findings, your inspector may recommend additional evaluation by a qualified specialist.

FOUNDATION / STRUCTURAL

Cracks, movement, bowing walls, uneven floors, moisture or settlement.

PEST / TERMITE

Wood-destroying insects or other pest activity may need separate evaluation.

ROOF / CHIMNEY

A closer look may be recommended when age, damage or condition raises questions.

SEPTIC & WELL

Important when the property is not served by municipal sewer or water.

RADON

Testing may be considered depending on the property, location and buyer preference.

SEWER / DRAIN

Some buyers choose additional sewer-scope or drainage evaluation when appropriate.



KENTUCKY HOMES: PAY ATTENTION TO WATER & FOUNDATIONS

Drainage, grading, crawlspaces, basements, moisture and signs of movement deserve attention. If the inspection raises a structural or foundation question, a qualified foundation professional or structural engineer can provide a closer evaluation.

A closer look is not a reason to panic - it is a reason to get better information.



WHAT AN INSPECTION CAN - AND CANNOT - TELL YOU

Knowing the limits of an inspection is just as important as knowing its benefits.



AN INSPECTION CAN

- ✓ Identify visible concerns in accessible areas.
- ✓ Document the condition of many major systems and components.
- ✓ Point out items that may need repair, monitoring or maintenance.
- ✓ Recommend further evaluation when a specialist is appropriate.
- ✓ Help you ask informed questions before closing.



AN INSPECTION CANNOT

- Guarantee that a home has no hidden or future problems.
- See through walls, flooring, ceilings or other inaccessible areas.
- Replace specialist evaluations, engineering advice or contractor estimates.
- Predict the remaining life of every component with certainty.
- Tell you whether a home is the right choice for you.

GET MORE FROM YOUR INSPECTION

A little participation can make the report much more useful.

ATTEND IF YOU CAN

Seeing concerns in person can make the report easier to understand.

BRING QUESTIONS

Ask about systems or features that are unfamiliar to you - especially on rural properties.

LOOK BEYOND COSMETICS

Paint and decor are easy to notice. Water, structure and major systems matter more.

KEEP THE REPORT

Use it as a maintenance reference after you own the home.



OUR GOAL: NO UNNECESSARY SURPRISES

No home is perfect. The purpose of an inspection is not to create fear or find a reason to walk away. It is to help you understand the property, decide what deserves attention and move forward with better information.

Know what you're buying. Then decide with confidence.