

Home Page:

When you need a professional to inspect your property, you may find yourself feeling a little reluctant in the early stages of your search. How does one decide who to hire? There's no substitute for detailed, trustworthy inspection when you're moving, and of course the same can be said when planning to sell. The importance of selecting a reputable inspector cannot be overstated. Here in **the Roanoke, Lynchburg and Smith Mountain Lake areas**, Inspeck has been setting buyers and sellers at ease for nearly two decades. Inspeck can help you make an informed decision about your property as well.

As members of the InterNational Association of Certified Home Inspectors (iNACHI), it's our job to seek out **unknown** problems on your behalf. **Our** iNACHI Home Inspection is an unbiased, professional assessment of the condition of the house. It provides you with **photo-narrative, "you will see it as we see it"** professional report on the condition of the physical structure and various systems within your house. **Backed by iNACHI expertise**, Inspeck excels in providing peace of mind on what is likely the largest purchase you'll ever make.

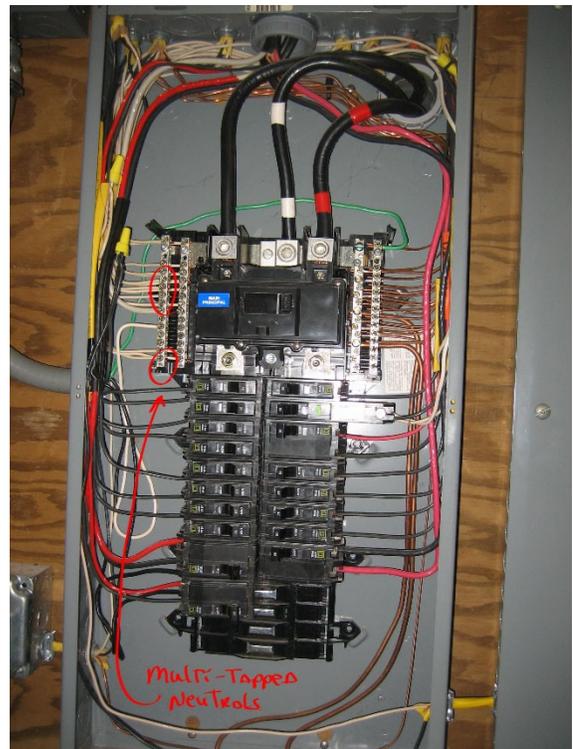
Our goal is to discover and inform you of anything **we find** that might affect your purchase decision. We'll tell you about any significant **problems and** make repair recommendations. We'll also inform you of what maintenance tasks **we recommend** to keep the home and its systems in top working condition.

When **you, the buyer, partner** with Inspeck, problems are categorized **with relevance to your purchase agreement and safety risk**. All homes have their strengths and weaknesses, and they are not always what they seem. Home inspection is best left to proven professionals. There's simply too much at stake to do otherwise. Here in the **Lynchburg-Roanoke region of Virginia**, those professionals can be found at Inspeck.

Photos:

The foundation picture is not entirely correct – I will supply you with one.

The electrical review photo is entirely incorrect – I will supply you with one.



About:

When you partner with Inspeck, problems **found** are categorized according to cost of repair and safety risk. We're happy establish an itemized maintenance program for **home owners and sellers interested**. All homes have their strengths and weaknesses, and they are not always what they seem. Home inspection is best left to proven professionals. There's simply too much at stake to do otherwise. Here in the **the Roanoke, Lynchburg and Smith Mountain Lake areas**, those professionals can be found at Inspeck. Most importantly, when Inspeck leaves the property, you will have the peace of mind that comes with knowing the condition of the electrical system, plumbing, heating & cooling, structural, roof and drainage, kitchen, attic, insulation, ventilation, grounds and interior.

All about your Home Inspector



16 yrs. inspection experience (4500+)
VA HI Lic 3380000992 NRS
VA Contr. Lic #2705136151
EDI Cert # VA-194 (EIFS & ASV)
Radon Cert # NRSB #16SS053
Certified Mold Inspector ESA-13076

BSME NYS Maritime College 1973
34 yr. resident of Bedford County

Tim Gardner - Inspeck, LLC

All about your Home Inspector



2 yrs. inspection experience (125+)
VA HI Lic 3380001286
Radon NRPP Cert ID: RT-110238
iNachi Cert # 17082817

BS Arts & Sciences Harding University 2003
Electrician & Home Improvement Contractor 5+ yrs.

Gareth Kerlin - Inspeck LLC

Our standards of practice

- We are required to meet Standards of Practice as laid out by the State of VA and iNACHI.
- We report on the materials and methods used in the construction of dwellings and their systems; their overall condition based on a visual and non-invasive inspection.

<http://www.dpor.virginia.gov>

What really matters to you ?

- **An easy-to-understand photo-narrative inspection report, pointing out, to a buyer or seller, the overall condition of the home and the areas that may need repair or maintenance.**
- **Information you can use, by giving a buyer or seller an impartial evaluation of the visible structure and systems.**
- **Information that could save your life, by informing you of the condition of safety devices and needed upgrades for safety.**

Our code of ethics (abridged)

- The Inspector shall be fair, honest, impartial, and act in good faith in dealing with the public.
- The Inspector will have no undisclosed conflict of interest with the client, nor will the Inspector accept or offer any undisclosed commissions, rebates, profits, or other benefit.
- The inspector shall not perform or offer to perform, for an additional fee, any repairs or associated services to the structure on which the inspector or inspector's company has prepared a Buyer's home inspection report, for a period of 12 months.
- For more details about your inspector's ethical obligations please visit:

<http://www.dpor.virginia.gov>

What do I inspect ?

The photo-narrative report will contain comments on the condition of the following:

- Roof system & coverings.
- Exterior & lot.
- Basement, Foundation, Crawlspace & Structure.
- Heating systems.
- Cooling systems.
- Plumbing fittings & fixtures.
- Electrical supply & distribution.
- Fireplace & chimney.
- Attic & Insulation.
- Doors, Windows & Interior.

For more information on the above please visit:
<http://www.nachi.org/sop.htm>

The role of your home inspector

- To provide our client and you an **unbiased** written report based on the condition of the home.
- To report the condition of the home's structure, roof and major systems.
- To reveal areas that are defective or unsafe, require maintenance or repair; and sensible safety related updates.
- To help our client and you to make informed decisions about the home

FAQ section:

When will I get my report?

Inspeck will send you a link to your electronic report **the next business day after the completion your home and/or radon inspections.** Some inspectors provide check-list inspection reports on-site; however, Inspeck prefers to incorporate photos to better illustrate identified issues. Also, this gives us the opportunity to cite references to help support you if you are requesting repairs or a concession from the seller.