



Your home is probably the largest investment you will ever make, so it's important to understand the condition of your investment. A home inspection is a non-invasive examination of the home's structure, systems and components. While a home inspection is not a prediction of future conditions and cannot reveal every concern that exists (or ever could exist), it will arm you with the information you need, whether you're buying, selling, or just want to make sure you maintain your home properly so that you can enjoy it for years to come.

I can schedule your inspection to accommodate your timetable. Within 24 hours of your inspection, you will receive a comprehensive report, complete with digital photos, which will help you understand the home's current condition. I'm available at any time to answer your questions so that you can make an informed decision about the purchase, sale or maintenance of your home.

Qualified and Experienced

- Wisconsin Home Inspector License #2320-106
- InterNACHI-Certified by the International Association of Certified Home Inspectors
- IAC2-Certified by the International Association of Certified Indoor Air Consultants
- More than 10 years' experience in residential construction
- 10 years' experience in engineering drafting



ZUEHLKE
INSPECTION SERVICE
InterNACHI-Certified

Serving South Central Wisconsin Since 2009



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Services

As part of your full home inspection, we will inspect the:

- Roof
- Gutters, Flashing & Drainage
- Exterior Cladding
- Driveway & Sidewalks
- Doors & Windows
- Basement/Crawlspace
- Floors, Walls & Ceilings
- Bathrooms
- Ventilation
- Plumbing System
- Chimney & Hearth
- Attic
- Foundation
- Deck & Porch
- Garage
- Insulation
- Fireplace
- Kitchen
- HVAC System
- Electrical System

Warranty Inspections

Most builders offer a one-year warranty on a new home. We'll come out during the 11th month and perform a full inspection before the builder's warranty expires.



Move-In Certified™ Home Seller Inspections

Selling a home can be a difficult and long process. You want every advantage in marketing your home to prospective buyers. The best way to show that your home is a good investment is to have a Move-In Certified™ seller's home inspection performed. Our InterNACHI-certified inspector will thoroughly inspect your home and generate a report, just as we do for a buyer's inspection. The difference is that, as a seller, you can complete repairs and improvements before you show or even list your home. You can use your revised inspection report as a marketing tool that may convince a buyer to waive his own inspection. A seller's inspection helps you justify your asking price. A seller's inspection can help avert any last-minute re-negotiations on price or condition. And a Move-In Certified™ sign on your front lawn advertises that your home has been pre-inspected, which will help drive traffic to your home for sale.

Radon Testing

Although radon is a naturally occurring gas in our environment, it is also the second leading cause of lung-cancer deaths in the U.S., according to the U.S. Surgeon General. Nearly one out of every 15 homes is estimated to have elevated radon levels. Testing is the only way to know if you and your family are at risk. The Surgeon General and the U.S. Environmental Protection Agency recommend testing all houses. Millions of Americans have already tested their homes for radon, and you should, too.

FHA/HUD & VA Foundation Certification for Manufactured Homes

Are you buying or trying to finance or re-finance a manufactured home? Inspecting one demands specialized qualifications. The foundation of a manufactured home must meet specific criteria for structural stability in order to qualify for certain types of financing. If you are buying and/or trying to secure VA or HUD/FHA-insured financing or even a conventional loan for a manufactured home, I can perform the required foundation inspection and provide you with the certification you need.

Tips to Speed Up Your Inspection

1. Confirm that the gas, water and electricity are turned on and that the gas pilot lights are burning.
2. Ensure that no pets will hinder the inspection and that family members know where they are at all times.
3. Replace all burned-out light bulbs.
4. Test all smoke and carbon-monoxide detectors. Replace the batteries, if necessary.
5. Clean or replace dirty HVAC air filters and verify that the filters fit properly and are secured in place.
6. Move wood, stored items and debris away from the foundation walls.
7. Unlock or remove locks from any areas that the inspector must access, such as fence gates, the attic access hatch or door, the electrical service panels, special closets, and/or the crawlspace door.
8. Confirm that all areas and components are accessible to the inspector by removing any items that may be blocking their safe access and thorough evaluation.
9. Trim tree limbs back from the roof and shrubs away from the house.
10. Repair or replace broken, damaged or missing items, such as door knobs, locks and latches, window locks, broken glass, window screens, anti-siphon devices on exterior faucets, rain gutters and downspouts (clean out, if necessary), and chimney flue caps.
11. Move vehicles from the garage and driveway.
12. Clean ashes from the fireplace and remove items from the fireplace hearth area.

