FOR BUYERS AND AGENTS

Home Inspection FAQ

Straight answers to the questions buyers ask most, ready to share.

How long does an inspection take?

Most take 2 to 4 hours, depending on the home's size, age, condition, and any add-on services.

What does the inspection cover?

A visual evaluation of accessible systems and components: roof, exterior, foundation, structure, plumbing, electrical, HVAC, attic, insulation, windows, doors, and interior rooms.

What isn't covered?

Inspectors do not open walls, move furniture or stored belongings, predict future failures, or enter unsafe or inaccessible areas. Hidden conditions can't be reported.

When should we schedule?

Shortly after the offer is accepted, so there is time to review results and get any estimates before the inspection deadline.

How do we book?

Online at indianainspections.com/schedule-inspection, or by phone at (317) 721-3382, Monday to Saturday, 8 AM to 8 PM. Termite inspections are booked by phone.

What does it cost?

Home inspections start at $350, Home + Radon at $450, and Home + Radon + Sewer at $600. The final price depends on size, age, location, and add-ons.

Should the buyer attend?

Yes, whenever possible. Attending lets buyers ask questions and see findings in person.

When is the report ready?

By 10 AM the morning after the inspection. It is digital, photo documented, and readable on a phone. Radon results follow the 48 hour test.

Can a home fail?

No. An inspection is not pass or fail. It describes the home's condition so buyers can make informed decisions.

What are common findings?

Almost every home has some. Typical examples include grading and drainage concerns, roof wear, electrical panel or wiring items, aging water heaters or HVAC equipment, and maintenance items such as caulking and gutters.

Can findings be used in negotiation?

Buyers often use findings to request repairs, ask for credits, or decide whether to proceed. Their agent can explain the options in their contract.

What if we have questions later?

Call Indiana Inspections. Explaining a finding after the report is delivered is part of the service.

Is radon testing recommended?

For Indiana buyers, yes. Radon is a naturally occurring gas that can't be seen or smelled; testing is the only way to know the level.

Is the inspector licensed?

Yes. Indiana Inspections holds Indiana license HI02600001, is InterNACHI certified, and follows the InterNACHI Standards of Practice.

Please note: A home inspection reports on conditions visible and accessible on the day of the inspection. It cannot uncover every issue and is not a guarantee or warranty that a home is free of defects.