

## Customer Testimonials

*"Mike helped me when I purchased my home a couple of years ago. I went through the house with him, and he explained everything he found, both good and bad, and provided a detailed report of his findings. He took time to answer my questions before, during and after his inspection. A very nice man who cares about people and his work."*

*-Sabrina S., Ludington*

*"Mike helped me to find a huge air leak in my house attic, came up with a quick and easy solution for repair, and I saw immediate positive results. He knows his stuff, and is willing to share his knowledge."*

*-Dan N., Scottville*

I am passionate about your home, and I will take great care in explaining things to you. With more than 15 years in construction, I will use my knowledge to your advantage. Every homeowner has different needs, just as every house is built differently. I custom-fit my inspections around your needs, offering as much maintenance advice as needed. I promise to give you my best effort to exceed your expectations.



*Mike*

**Pioneer Consulting**  
1840 W. First St.  
Scottville, MI 49454



Serving Ludington, Manistee, Pentwater,  
Hart, Baldwin, and all of western Michigan

## Mike Roberson

Certified Home Inspector  
Certified Commercial Inspector

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## The Importance of a Home Inspection

Buying a home is probably the most expensive purchase you will ever make. This is no time to shop for a cheap inspection. The cost of a home inspection is very small relative to the value of the home being inspected. I am determined to perform quality inspections with the utmost integrity. If you are a buyer, I will make sure that you know and understand every fact about the property you are purchasing. If you are a seller, I will provide a report that gives 100% full disclosure about the home's condition at the time of the inspection.

I understand that purchasing a property is a huge investment. Every party involved should know about every aspect of the property. I take pride in providing this service. The majority of my business comes from referrals by former clients and recommendations by real estate professionals. My job is to ensure that my client understands every item that we report. And my job does not end after the report is completed. Should you have any questions even months down the road, you are encouraged to give me a call, and I will do whatever it takes to ensure that you are informed and confident in understanding your property.

Whether you're buying a new property and want to be sure of what you're getting, or selling a property and want to eliminate possible problems that could delay or lose a sale, or if you just want a professional to inspect and report on the condition of your home and receive maintenance and safety recommendations, I'm here to help.



## What to Expect When You Hire Me

- I encourage you to attend the inspection, if possible. A video walk-through is available if you are unable to be present.
- I recommend that you set aside at least three hours for the inspection, depending on the size and complexity of the home.
- I take an average of 75 to 100 pictures during the inspection, which will be included in your report.
- I will inspect the following:
  - siding;
  - windows;
  - doors;
  - electrical;
  - heating and cooling;
  - plumbing, including bathrooms;
  - garage;
  - foundation;
  - roof (when accessible);
  - attic (when accessible);
  - crawlspace (when accessible);
  - and more.

I will happily take pictures of these areas to give you a visual idea of their condition. Your easy-to-read yet detailed report will be emailed to you usually within one business day. As an added benefit, I offer free contractor referrals for any repairs or upgrades you may need. I make no money from any referrals I may offer.



## Infrared Imaging/Energy Evaluation

I also offer infrared imaging to further investigate your home. I am Infrared-Certified™ and use the latest in high-tech equipment to your advantage. Under certain conditions, my non-invasive thermal-imaging inspection can reveal the condition of things such as:

- structural members in walls and ceilings;
- missing insulation;
- water leaks;
- air leaks and energy loss;
- overloaded electrical circuits;
- the location of heat ducts;
- hot and cold water lines;
- in-floor heating coils;
- and much more.



The latest equipment and technology combined with my knowledge and experience allow me to provide you with a greater understanding of your home. After your inspection, I compose a customized list of recommended repairs and upgrades, which can lead to considerably lower heating, cooling and water bills, as well as better home maintenance. The clients who implement the basic improvements that I normally recommend typically save one to three times my inspection fee in energy costs annually. Let me help you reap those same savings!

