

# All My inspections include:

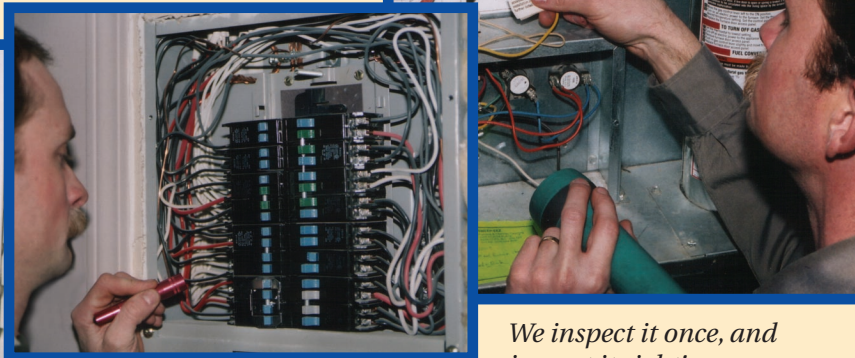
- Roof, vents, flashings, and trim
- Gutters and downspouts
- Skylight, chimney and other roof penetrations
- Decks, stoops, porches, walkways, and railings
- Eaves, soffit and fascia
- Grading and drainage
- Basement, foundation and crawlspace
- Water penetration and foundation movement
- Heating systems
- Cooling systems
- Main water shut off valves
- Water heating system
- Interior plumbing fixtures and faucets
- Drainage sump pumps with accessible floats
- Electrical service line and meter box
- Main disconnect and service amperage
- Electrical panels, breakers and fuses
- Grounding and bonding
- GFCI's and AFCI's
- Fireplace damper door and hearth
- Insulation and ventilation
- Garage doors, safety sensors and openers
- And even more . . .



# My qualifications:

- member in good standing of the National Association of Certified Home Inspectors (NACHI)
- abide by NACHI's Code of Ethics
- follow NACHI's Standards of Practice
- fulfill a minimum of 18 hours of continuing education every year
- own and use high-tech equipment as well as a gas leak detector and a moisture meter
- available on Saturdays
- generate easy-to-read inspection reports

*My inspections are performed according to a higher standard. You can be confident in your purchasing decision.*



*We inspect it once, and inspect it right!*

# My suggestion:

## *Sell Your Home For More,*

written by Nick Gromicko of the National Association of Certified Home Inspectors recommends a SELLER'S inspection. This inspection helps in the following ways:

- see your home through the eyes of an unbiased third-party
- price your home to your best advantage
- make repairs ahead of time so that . . .
  - ✦ Defects won't become negotiating stumbling blocks later
  - ✦ You have time to get reasonably priced contractors or make the repairs yourself
  - ✦ You are alerted to items of immediate personal concern such as termites
- It may relieve prospective buyers concerns and suspicions so that . . .
  - ✦ The buyer may be encouraged to waive the inspection contingency
  - ✦ It reduces your liability by adding professional supporting documentation to your disclosure statement

*Your full report* will be easy to read and you will receive it from me that *very same day*.