

### **Why Do I need a home inspection ?**

If you're purchasing a home, you are preparing to make the largest investment you will ever make. You need to know the quality and condition of this house. Many houses are sold today with hidden deficiencies, which can cost thousand of dollars to correct.

### **Will my Realtor provide me with an inspection ?**

No. Realtors are not required to provide you with a home inspection. Your agent will assist you in locating a home inspector in your area.

### **Commercial Inspections**

We also conduct commercial property, Insurance, new construction, Lender phase and drive by risk assessment inspections.

### **How much is an inspection ?**

The size of the house and the scope of the inspection generally determine the price of an inspection.

### **How is an inspection conducted?**

A home inspection technician will inspect the major elements of the house such as: roof, exterior walls, windows, doors, fireplaces, decks, heating/cooling system, attic, plumbing, electrical, water heater, insulation, bath fixtures, grading of property, kitchen appliances, floors, crawl space, walkways, driveways and chimneys.

### **Will I receive a report?**

Yes. A confidential report will be prepared for you. This report will consist of ratings given to each area inspected. You will be able to make an informed decision as to the purchase of the house.

### **Who's present at the inspection?**

It's important that you the buyer be present at the inspection. The inspector will want to show you first hand the favorable and unfavorable conditions found during the inspection. Information on maintenance and equipment operation is also exchanged on site.

### **How much time does an inspection take?**

An average size house can take 2-3 hours. Larger and older houses can take longer.

### **Should a seller consider an inspection?**

Yes. Knowing the condition and quality of the house you are selling can assist you in obtaining the highest possible price.

### **Condominium Inspections**

Inspections also conducted on condos to meet association yearly inspection requirements.

Over 25 years conducting residential Inspections  
Specializing in real estate transactions.

Inspections are conducted at your convenience to include evenings and weekends. Call us today for a price quote.

Our mission is to work closely with you and your agent to assure that you make an informed decision as to the purchase of your new home.

**Environmental screening conducted for:**

**Lead Base Paint and Mold**

**Certified Well and septic inspections conducted:**

**Call us today: 804-270-6429**

**Not selling your house:**

**If your house is over 10 yrs old, an inspection can detect hidden deficiencies which can already be causing sever and costly damages to your home.**  
What we provide:

A written report, promptly prepared easy to understand covering all the major systems of the house. Follow up consultation to clarify any questions pertaining to the property both before and after the purchase. Recommend cure for the deficiencies and if requested a cost estimate to determine the cost for the cure.



We will check every area that is physically reachable and visible. For additional information or to make an appointment call 804-270-6429

**Specialized inspections include:**

Insurance Risk Inspections

Construction Draw Inspections

Commercial Property Inspections

Condominium Inspections

Multi-Family apartments units

Prefab and Trailer Homes




Let us

Before you write your check

[Webbk-fu@comcast.net](mailto:Webbk-fu@comcast.net)

804-270-6429

**P** 



**I**

**S**



**Property Inspection Specialist**

**Residential - Commercial**

**Insurance - Construction**

**Association of Home Inspectors**

**Housing Inspection Foundation**

**Association of Construction Inspectors**

**State Certified Home Inspector**

**Certified Construction Inspector**