



AS A HOMEBUYER . . . SHOULD I REQUEST AN INSPECTION???

Your new-found discovery appears to be the perfect house—and at a price you can afford! You love the kitchen and bath, you're proud of the landscaping and the school system is right . . . but before you make what may be the biggest purchase of your life, spend a bit to hire an objective professional to examine the building thoroughly and report any expensive surprises. If your dream house needs major repairs, you would want to know about this before you close the deal.

WHAT YOU DON'T KNOW CAN COST YOU PLENTY!

We have conducted over 16,000 various inspections since 1981. Richard Giltz, the Owner, has been a Building Engineer for commercial property, a Property Manager, an Energy Consultant and a Real Estate Agent. He has a Bachelor of Science Degree in Physics and Mechanical Engineering. He holds several licenses, including a Builder's license, HERS Energy Rater & LEED-AP. It is important for you to realize that we are adhering to a strict standard of practice, established by the American Society of Home Inspectors® (ASHI®), in our inspection process. ASHI® is recognized as the elite home inspector organization and we are certified members. Among other qualifications, one must pass 7 1/2 hours of technical exams in order to become a certified member and ongoing education is mandatory in order to remain a member. There are less than 100 certified members in the State of Michigan.

PEACE OF MIND AT A LOW PRICE

CONFIDENCE in our abilities allows us to extend \$5,000.00 of liability on each inspection. (ASHI® Standards of Practice are the gauge for this liability.) Our rates are very competitive, ranging from \$250.00 - \$395.00 for most homes. We will spend 2-3 hours with you and your home looking at the following categories; Roofing, Structural, Electrical, Heating & Cooling, Plumbing, Basement, Exterior, Interior and Well & Septic inspections,. At the end of the inspection you will receive documentation of priority problems, approximate repair cost for major problems and we will grade your home against peer homes in each of the eight categories. A detailed typed report of all discovered concerns, with their most likely solutions, will follow.

HERE'S HOW IT WORKS

You should make sure that a clause exists in your purchase agreement that makes your offer contingent upon a professional inspection. Consult with your real estate agent and/or attorney for clause details. You should make sure all utilities will be on, appliance pilots are lit and that access to all areas of the property is made available. Have the following areas cleared of storage and personal items: around the attic access(es), furnace, hot water tank, electrical panel and sump pump. Clients find that accompanying us is a valuable learning experience, thus this is strongly encouraged.

IN ADDITION

The Inspector coming to your house is also a seasoned Energy Auditor and Environmental Inspector. He can address other concerns like: Infrared camera pictures, energy reducing audits that we guarantee will lower your next month's utility bill, radon, mold, water leak detection and "SICK HOUSE" Forensic Inspections.



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HERS Energy Rater, LEED AP, Mechanical Engineer,
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