



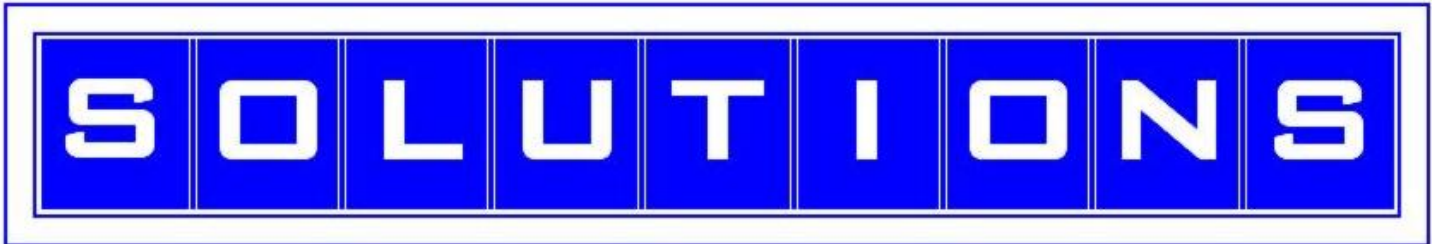
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buyerpeaceofmind.com



hometeaminspection.com



Inspection types

ONE INSPECTION DOES NOT FIT ALL!

I do not believe that one type of inspection meets the needs of every person seeking a home inspection. For example, a seller typically has an entirely different set of needs than a buyer, as does an investor who's planning on gutting and renovating a home. Therefore, I offer different inspections to meet those differing needs, all at different prices, and all providing different information. Anyone needing a property inspection can find something that meets their needs at a price they can afford. Simply pick the inspection that's right for you and [contact me](#) for more information or to schedule an appointment. If you're buying investment properties or properties with severe deferred maintenance, [contact me](#). As a former Realtor and property investor, I have some specialized inspections that can help you save money.

If you already have had an inspection, check your email to determine which type of inspection I did for you at your request or that of your Realtor. My most popular inspections are discussed below, as well as their starting prices; note that they are "starting prices" and are dependent upon several factors, most commonly the type of property (condo, house, etc.), size of property in square feet, and zip code.

STANDARD (prices start at \$199)

This is my most popular inspection although it has a reputation among Realtors as being too "nitpicky." My Clients, however, love it. It is suitable and recommended for all types of properties, although my BASIC inspection is a better value for investors or anyone who will be doing a complete renovation. My STANDARD inspection is my "above and beyond" inspection. It includes (1) recall and safety concern research on appliances and equipment, (2) cosmetic damage and "minor" defects (note that cosmetic damage and "minor" defects are determined solely by inspector and may differ from your opinion or from the opinions of third parties), (3) common information about your home, (4) common maintenance and safety tips, and (5) my free appliance package.

Realtors sometimes get upset at me when I note cosmetic and "minor" defects such as holes in screen windows; loose hardware on cabinets, doors, and drawers; doorknob holes in walls, etc. In the overall scheme of things, it is relatively easy to resolve those problems. However, for my STANDARD inspection, I believe it is your privilege to determine what you consider cosmetic, nitpicky, or "minor" defects, and what you would like to do about them. [Contact me](#) if you have any questions.

PREMIUM (prices start at \$299)

This is my second most popular inspection. It includes my STANDARD inspection and a free re-inspection of the seller's repairs to make sure they were done and/or done properly, attendance with you at your final walk-through, a 30-day personal follow-up, and a six-month BASIC inspection to make sure things are still working as intended.

This inspection is best for Clients who might be unable to attend the home inspection itself or the final walk-through, Clients who might be involved in a rent-back situation with the seller or the seller's tenants, or Clients who will have tenants in the property.

If you have any questions, simply [contact me](#) to discuss them.

TECH (prices start at \$499)

This is my third most popular inspection and is most suitable for the demanding Client who desires only the best. It is my most popular inspection, however, with sports stars, music and recording stars, movie stars, and those re-locating from states that have licensing and regulations for home inspectors, such as Massachusetts and Texas.

Keeping in mind that there is no licensing or certification for home inspectors in the State of California (as of January 2007, and not in the foreseeable future), my TECH inspection is my PREMIUM inspection with additional licensed professionals involved as members of my team. For example, I include a licensed plumber, a licensed electrician, a licensed roofing contractor, and a licensed heating and cooling technician to help make the home inspection process go more smoothly for you and your Realtor. When necessary, I will take the lead on getting additional professionals, such as a licensed foundation professional, a licensed chimney sweep, or a licensed pest control professional. The licensed professionals, simply because of their licensed expertise, can find many more problems that a generalist home inspector like me cannot.

If you have any questions, simply [contact me](#) to discuss them.

BASIC (prices start at \$149)

This is my fourth most popular inspection and meets only the minimum trade association and legal standards. It is the absolute minimum, does not offer any additional services, and most closely resembles the inspections done by my major competition. It includes only major defects. It does not include (1) recall and safety concern research on appliances and equipment, (2) cosmetic damage and "minor" defects (note that cosmetic damage and "minor" defects are determined solely by inspector and may differ from your opinion or from the opinions of third parties), or (3) my free appliance package offer.

For example, typical complaints I receive concerning this type of inspection is not noting doorknob holes in walls; loose hardware on doors, cabinets, and drawers; and small holes or minor damage to screen doors and windows. In the overall scheme of things, those common problems are not difficult or expensive to resolve. However, if you want me to document as many of those as possible, you want at least my STANDARD inspection. Keep in mind that one damaged screen window might be okay, but what if there are 15 damaged screen windows? Now that minor cost for repairing a screen is multiplied by a factor of however many screen windows are involved.

The BASIC inspection is best for Clients needing just the basic, major defects, either because they are an investor and will be gutting and renovating the house, or because they are a general handyman or other person familiar with the ins and outs of real estate. This inspection is not recommended for first-time home buyers, Realtors completing their first home inspection experience, or anyone purchasing a newly constructed or recently renovated home.

In having this type of inspection, it is very important that you read through **SOLUTIONS** and your email report to get a full and complete understanding of the condition of the house at the time of the inspection, as well as what I do and do not do, did and did not do, or could and could not do at the time of the inspection. If you have any questions about anything, [contact me](#) BEFORE your home inspection time contingency period expires, but certainly BEFORE CLOSE OF ESCROW.

LIST (prices start at \$99)

My LIST inspection is a specialized inspection available only to Sellers since it is a pre-listing inspection. It includes only major defects. It does not include (1) recall and safety concern research on appliances and equipment; (2) cosmetic damage and “minor” defects; (3) common descriptive information about the structure; (4) common maintenance and safety tips; or (5) my free appliance package offer.

The LIST inspection does not meet legal requirements or standards of practice of many home inspector trade associations for what most people consider a home inspection to be. Why? Because I note only major defects. Common information or descriptive information about the structure, such as type of foundation, type of roof, type of siding, etc., is not included unless such common information or descriptive information in and of itself could indicate a problem. For example, problems could be indicated by cast iron drain pipes, knob & tube electrical wiring, wood shingles, etc.

The reasoning behind this inspection is that the person selling the house either knows about the common or descriptive stuff or doesn't care since he's selling the house. And the buyers will (hopefully) get their own inspection which will tell them the common and descriptive stuff, as well as any major problems that occurred since the date of the LIST inspection. Cosmetic damage and “minor” defects will not be listed; note that cosmetic damage and “minor” defects are determined solely by me and may differ from your opinion or from the opinions of third parties.

The LIST inspection meets all general requirements for correcting or disclosing major defects concerning the structure. Note that major defects listed are those that were present or visible at the time of the inspection. I cannot, and will not, take responsibility for something that has failed since the inspection, for damage caused by someone doing repairs, for the quality of repairs, or for damage caused by those living on the property in the course of daily living. However, I will be there with the sellers until the house is sold in order to address problems that the buyer's home inspection discovered. Keep in mind that with no licensing for, or regulations of, home inspectors in the State of California, there can be a significant difference between two property inspection reports by two separate companies. And while I hope that being a member of a trade association will help with that concern, there are, as of January 2007, at least seven national trade associations for home inspectors (NACHI, ASHI, SPREI, NAHI, AAHI, HIF, FREA), as well as a state trade association in most states (CREIA for California).

If you have any questions about the LIST inspection report, or the buyer's home inspection report, simply [contact me](#). I'm on your side and will be fighting for you.

RENTER (prices start at \$99)

My RENTER inspection is available only to renters, hence the name. It is used mainly to document the condition of the property at the time of move-in, thence avoiding any conflicts at the time of move-out. However, some renters having problems with their landlords also choose a RENTER inspection to document the problems.

The RENTER inspection does not meet legal requirements or standards of practice of any home inspector trade associations for what most people consider a home inspection to be. It is a specialized inspection for a very specific purpose.

If you have any questions, simply [contact me](#) to discuss them.

EXPERIENCE

Why can I offer so many different inspections for my Clients? Well, as a former Realtor and property renovator, I probably have a little more experience in all aspects of real estate than the great majority of home inspectors. Additionally, I own [About Homes](#), an Internet library containing “everything about homes... under one roof.”

I am a member of the [National Association of Certified Home Inspectors](#) (NACHI), a national trade association with about 9,500 members. Since I don't know it all, if I have any questions, I can go to the NACHI message board, post a question, and have dozens of answers within hours. In comparison, the second largest national trade association only has about 3,600 members, and the state trade association for California, CREIA, only has about 1,200 members. I also do a lot of teaching at NACHI, and I participate in home inspector conventions, seminars, and dinner meetings whenever possible, regardless of which organization happens to be hosting the event.

I have been a member of the [Better Business Bureau](#) for over thirty years in the seven states (California, Florida, Louisiana, Michigan, Pennsylvania, Texas, and Ohio) where I have worked.

CHOICES, CHOICES, CHOICES

Although I offer many different choices for my Clients, it is important that you choose wisely. I could easily offer only one inspection type like 95% of home inspectors throughout the nation do (the other 5% have taken my lead in offering choices for their Clients) and make a lot of money doing it. However, I'm here to help you meet your needs and goals in buying property, for whatever reason you are buying it. I believe that if I can help people, the money will follow; it always does. So if you have any questions about which inspection type is the right one for you, [contact me](#).

Note that I have five other inspection types specifically for property investors, renovators, flippers, landlords, members of SDCIA, etc., so if you fall into one of those categories, [contact me](#) to discuss how I can help you by using my vast experience as a Realtor and in property renovations.

SAMPLE PRICES

Following are sample prices for the different inspections listed above.

Type of inspection	Recommended for	Condo		House		
		Square Feet		Square Feet		
		750	1500	750	1500	2500
STANDARD	All	\$149	\$249	\$249	\$349	\$449
PREMIUM	Relocations	\$349	\$449	\$449	\$649	\$849
TECH	Public stars	\$549	\$649	\$649	\$1,249	\$1,899
BASIC	All, Investors	\$129	\$179	\$179	\$229	\$279
LIST	Sellers	\$129	\$179	\$179	\$229	\$279
RENTER	Renters	\$109	\$159	\$129	\$179	\$229

I change prices monthly in response to third-party conditions over which I have no control (such as gas prices, insurance premiums, etc.). Since I cover all of San Diego County and will go anywhere to work for my Clients (I've done home inspections in Jacumba, Julian during tourist season, Santa Barbara, and Palm Springs), prices will be higher in outlying areas to account for drive time and gas. [Contact me](#) for a firm price that is good for 30 days with conditions.

If you have any questions about anything, simply [contact me](#).

Thank you for using The HomeTeam Inspection Service.