

AS A HOME BUYER... SHOULD I REQUEST AN INSPECTION?

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

AS A HOME SELLER... SHOULD I HAVE A PRE-SALE INSPECTION?

According to home inspection experts, approximately 50% of the resale homes on the market today have at least one significant defect. If such a defect is not discovered until a buyer conducts his/her pre-purchase inspection, you could lose that valuable buyer!

A pre-sale inspection will identify major defects, but will also identify minor repairs & maintenance concerns. You may then decide to make selective repairs or simply disclose the inspection report. This could simplify the negotiation process, thus, expediting the sale of your home. As an added plus, money spent on an inspection and repairs made during the 90-days to contract may reduce your taxable capital gain.



The **HOUSEPROFESSOR** promises to share all of its 25+ years of knowledge and know-how to help you feel fully informed about the physical condition of your home purchase or sale. Quotes, times available and the ability to "book" an inspection are possible through Web Spec by visiting our website- houseprofessor.com. Thank you and we wish you success in your home search!

CALL TODAY!
(586) 739-1909
or visit us at
HOUSEPROFESSOR.COM



The **HOUSEPROFESSOR** is committed to satisfying the home buyer's and seller's need to collect timely crucial knowledge about the condition of their property from an experienced, confident and caring company.

THE HOUSEPROFESSOR
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"OUR FOCUS IS EDUCATING CLIENTS"

EXPERIENCE and CONFIDENCE...

...in our abilities allows us to extend \$5,000.00 of liability on each inspection (ASHI Standards of Practice is the gauge for this liability). The **HOUSEPROFESSOR** is backed up further with a \$1,000,000.00 Errors & Omissions Policy. **If we miss something we should not have, we pay for it!** Our rates are very competitive, ranging from \$220.00 - \$395.00 for most homes.

**PEACE OF MIND
AT A LOW PRICE!!**

HERE'S WHAT WE DO...
We will spend 2-3 hours with you at the home site when conducting a standard home inspection. Your inspector will be looking at the following eight categories:

ROOFING B+ PLUMBING A-
STRUCTURE A BASEMENT B+
ELECTRICAL B- EXTERIOR A
HEATING & COOLING A INTERIOR B

FINAL GRADE: B+

AT THE END OF THE STANDARD HOME INSPECTION, YOU WILL RECEIVE:

- A "Report Card" on your home
- A detailed customized report via Web-Spection
- A Photo Gallery of all discovered priority concerns.
- A helpful "Walk-Thru" Guide & Check List... a must, just prior to closing!
- Cost estimates for discovered major repairs.
- A copy of the ASHI Standard of Practice & Code of Ethics.

IT'S "REPORT CARD" TIME!

What grade will your house get?

"A" through "E" grading comparing your house to peer houses, in each of our eight categories.

Priority concerns are documented and discussed.

Qualities of the house are documented and discussed.



WEB-SEPTION

Receive a quote, check availability, or "book" an inspection.

On-site connection to our database.

Our database is packed with valuable proprietary information gathered and refined over more than 25 years of inspection experience.

A customized report with icons and photos. This report can be immediately emailed to wherever you would like.



OTHER AVAILABLE SERVICES

Environmental Testing: Mold, Radon, Lead Paint, Ureaformaldehyde Foam Insulation (UFFI), ElectroMagnetic Forces (EMF), Water, Air.

Soil Borings: Expansive Clay, Fuel Oil in Soil, Underground Storage Tank (UST), Septic Field.

Energy Analysis: Cost-effective measures are determined that will lower your utility bills.

Well & Septic Inspections: **Qualified in Michigan.**

Commercial & Light Industrial Inspections.

Swimming Pool & Hot Tub Inspections.

PREPARING FOR THE INSPECTION...

A clause should exist 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. All utilities should be on, appliance pilots lit, and access to all systems and areas made available. Most of our clients find that accompanying us is a valuable learning experience and is strongly encouraged.



WHO WE ARE

The **HOUSEPROFESSOR** is a Sterling Heights, Michigan originated private home inspection company that has served southeastern Michigan with over 11,000 inspections since 1981. We adhere 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.



Call Now!

586-739-1909

or visit HOUSEPROFESSOR.COM

