

## INSPECTION SERVICES

### Pre-Listing and Pre-Purchase Inspections

This would be a home inspection prior to listing your home with a realtor or an inspection by a buyer under contract to purchase a home. Both inspections are the same, but the purpose to the client is different.

For a seller, the inspection brings to light issues which may require corrective action to make the home more sellable before placing it on the market. For a buyer, the inspection may bring to light issues to be addressed with the seller, as well as maintenance items that may require future attention.

### New Home Warranty Inspections

After moving into your new home, and before the new home warranty expires, you decide that a home inspection would be in your best interest. The inspector can look over the property so that a list can be compiled of any items that should be addressed by the builder before expiration of the warranty.

### New Home Phase Inspections

Under contract to have a new home built, you decide to hire a home inspector to inspect the home before each draw payment to make sure the construction is progressing in accordance with your contract.

### Maintenance Inspections

For the family who wants to maintain their existing home, but isn't certain of what maintenance should be done first, and at what costs.

## HUD-FHA SERVICES

### 203(k) Consultations

203(k) Consultants can be used for 203(k) HUD loans, which are federally insured loans. This type of loan can be used both for the home's purchase and for renovations to the home; all at the same interest rate with renovations being done under the guidance and oversight of your 203(k) consultant.

## RADON TESTING

According to warnings from the Surgeon General, radon is the 2nd leading cause of lung cancer in the U.S. Radon is a radioactive gas that can be found in homes throughout New York State. If levels are found to be high, clients might want to consider installing a radon mitigation system. Additional options for consideration, should radon levels be high, can be found at [www.epa.gov](http://www.epa.gov)



This gold seal represents my commitment to my profession. As an ASHI certified inspector, I am committed to continuing education, more than double the amount required by New York State. ASHI is the oldest, largest, and highest profile organization of home inspectors in North America. As an ASHI inspector, I have agreed to conduct all of my inspections in accordance with the ASHI Standards of Practice and the ASHI Code of Ethics. For more about ASHI, visit:

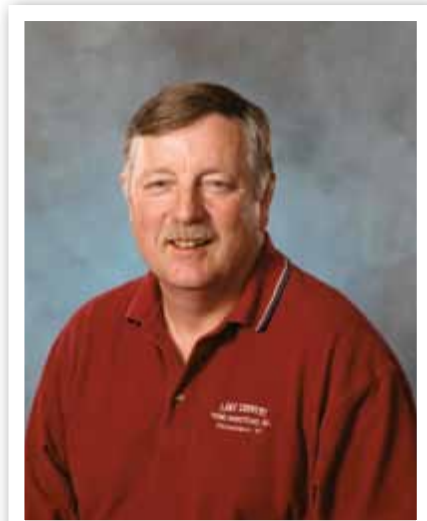
[www.ASHI.org](http://www.ASHI.org)



585-727-7119

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[www.LakeCountryHomeInspections.com](http://www.LakeCountryHomeInspections.com)



**Allan Cooper**

ASHI Certified Inspector  
NYS License # 16000014353

## RESIDENTIAL PROPERTY INSPECTIONS

- Pre-Listing and Pre-Purchase Inspections
- New Home Inspections
- Maintenance Inspections
- 203(k) HUD Consulting Services
- Radon Testing

Serving the Greater Rochester  
Finger Lakes Region since 2005

## LAKE COUNTRY HOME INSPECTIONS, INC.



**OWNERS MARGARET & ALLAN COOPER**

### CREDENTIALS ALLAN COOPER

- Licensed New York State Inspector, #16000014353
- American Society of Home Inspectors, Certified Inspector
- Professionally trained at Inspection Training Associates, a Kaplan Professional School
- HUD/FHA 203(k) Consultant, #P1573
- Radon Measurement Specialist
- 30+ years in home construction and renovations

#### **Affiliations:**

American Society of Home Inspectors (ASHI)  
NYS Association of Home Inspectors (NYSAHI)  
Greater Rochester Association of Realtors (GRAR)  
Better Contractors Bureau (BCB)  
Canandaigua Chamber of Commerce

### THE INSPECTION

The inspection will cover both the inside and outside of the home. Some of the areas to be inspected are listed below:

#### **EXTERIOR**

- Structure/Framework
- Roof, vent, and flashings
- Skylights, chimney(s), and other roof penetrations
- Siding and trim
- Gutters and downspouts
- Eaves, soffit, and fascia
- Decks, porches, walkways, railings
- Foundations and landscape drainage
- Electrical service line
- Electrical meter box

#### **INTERIOR**

- Attic
- Basement and crawl spaces
- Walls, ceilings, and floors
- Heating and cooling systems
- Water heaters
- Fireplaces--liners, doors and hearth
- Windows--fixed and moveable
- Plumbing fixtures
- Main water shut off valves
- Electrical panels, breakers, fuses
- Ventilation and Insulation
- Garage/House separation
- Garage doors

Our clients are encouraged to attend the inspection and ask questions during the process.

An average inspection for a 2,000 sq. ft. home is approximately 2.5 hours on site. Upon completion of the inspection, the inspector will review his findings with you, and on the following day, you will receive a computerized report of your inspection.

### PRICE SCHEDULE

#### **HOME INSPECTIONS:**

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|---------------------------|-----------|
| • Less than 2,000 sq. ft. | \$300     |
| • 2,001 - 3,000 sq. ft.   | \$350     |
| • 3,001 - 4,000 sq. ft.   | \$400     |
| • Above 4,000 sq. ft.     | As Quoted |

Detached structures (garage/barn, etc.)	\$50 ea.
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Additional cost for multi-unit properties	\$50.ea.
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Other Inspections Types	As Quoted
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*Inspections on septic systems, pools/spas are not included in any of the above prices.*

#### **RADON TESTING:**

Radon Testing with Inspection	\$125
Radon Testing only	\$150

#### **CONSULTATIONS:**

Minimum Fee	\$75
Each additional Hour (pro-rated)	\$50
203(k) Consultations	As Quoted