



## Offering Superior Home Inspection Services Personalized for You

Buying a home is probably the most expensive purchase you will ever make. It's a huge investment and can be a stressful event. But it's no time to shop for a bargain inspection. The cost of a superior home inspection is inexpensive compared to the price of the home being inspected. I'll make sure that you understand the condition of the structure and major systems and components of the property you're purchasing so that you can proceed with confidence.

If you're a seller, my inspection will help you understand the condition of your property before you even list it so that you can make any necessary improvements beforehand. You can even use your inspection report for marketing your property and as a seller's disclosure.

As a trained and certified member of the International Association of Certified Home Inspectors, I follow InterNACHI's comprehensive Standards of Practice.



### My Qualifications

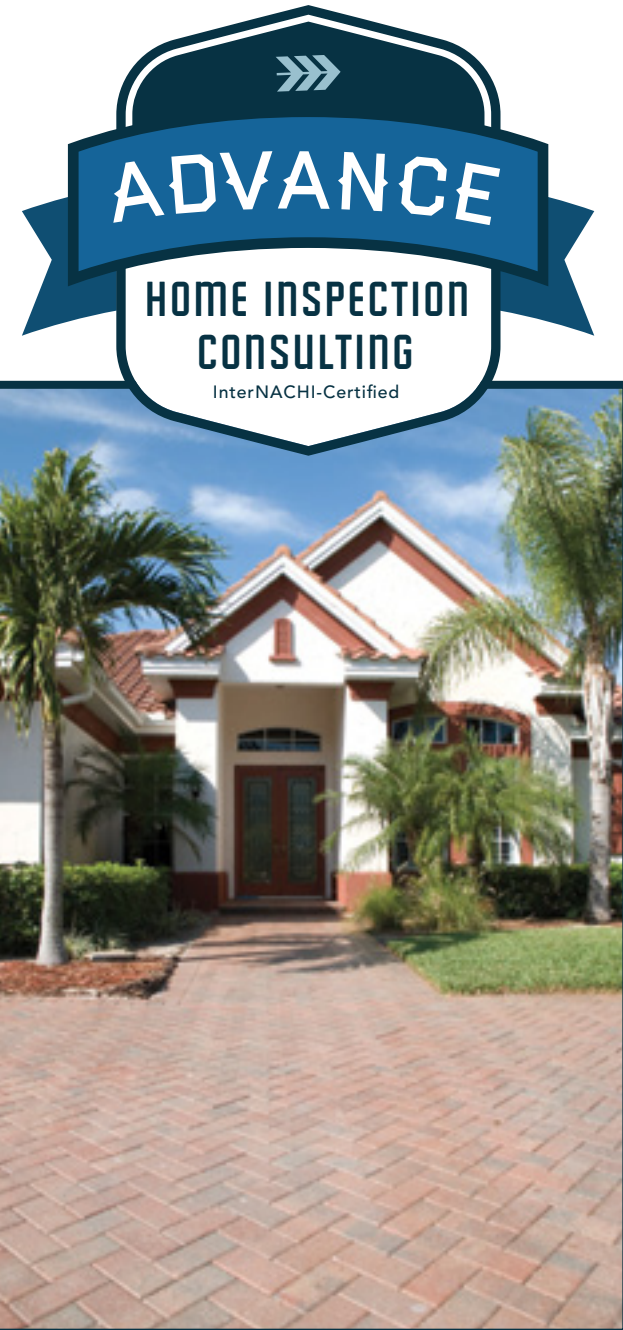
- Member in good standing of InterNACHI, the International Association of Certified Home Inspectors
- Graduate of Miami-Dade College for Home Inspection



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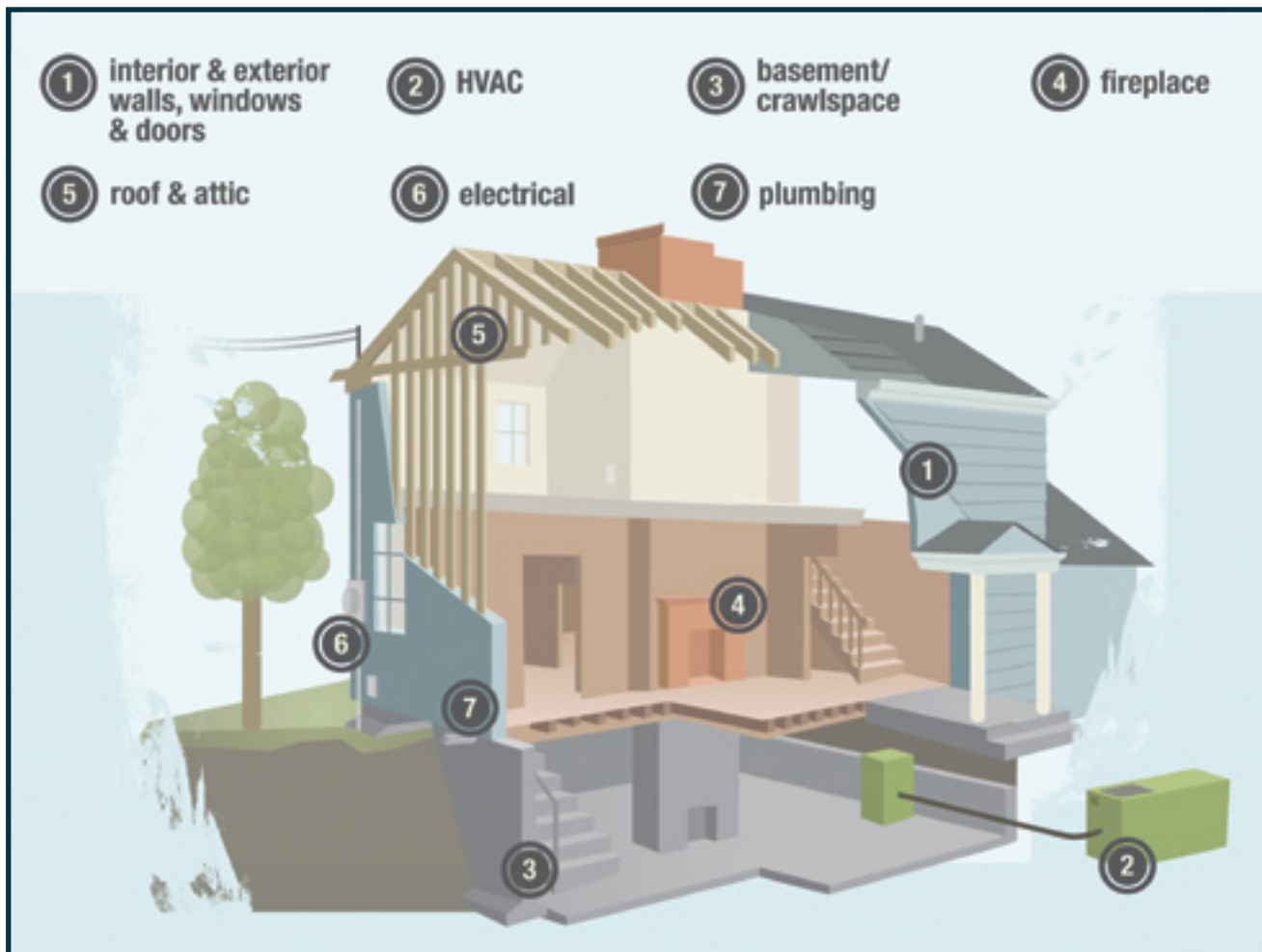
*Serving Miami, Kendal, Miami Beach,  
Broward, Ft. Lauderdale, Hollywood,  
Miramar and Palm Beach*

# SERVICES

## Home Inspections

Our thorough home inspection is an evaluation of the interior and exterior of your home. The non-invasive inspection is based on observations of the visible and apparent condition of the structure and its systems and components. Following your inspection, you will receive a comprehensive report, complete with photos, that includes information on any material defects observed on the date of the inspection.

We will inspect the following:



## Insurance Inspections

In order to provide financing and/or discounts, many lenders and insurers require property owners to obtain certain types of inspections. I offer the following types:

- **4-Point Inspections:** to determine the age and condition of the roof covering, HVAC, plumbing and electrical systems; and
- **Wind Mitigation Inspections:** to determine the presence of storm-mitigation devices.

## Thermal Imaging

An infrared camera is one of the indispensable tools I use for home inspections. It captures the light that exists just outside the visible spectrum. The thermal images it produces allow me to quickly and accurately identify defects that may not always be apparent to the naked eye.

Thermal images show surface-heat variations. Abnormally hot electrical components and connections can be viewed during an electrical inspection. Areas of moisture that may lead to leaks and structural damage can be located based on apparent temperature differences. Heat loss and air leakage in the building envelope, and even areas of insufficient insulation, can be pinpointed quickly and accurately. A thermal imaging inspection is one of the most important types of inspections I can perform for you and your home.

## Termite Inspections

Wood-destroying insects and other organisms can cause serious problems in the wooden structural components of a house and may go undetected for a long time. Subterranean termites are the most damaging insects to wood. Their presence may not be noticed, but the damage they cause is usually seen before the insects are found.

## Mold Inspections

Molds are organisms that are found outdoors. They play an important role in our environment by breaking down and digesting organic material. Unchecked mold indoors can damage the structure of a home, cause wood rot, damage drywall, and, most importantly, cause negative health effects. A professional mold test starts with a thorough inspection of your property. I will investigate any signs of past or present water intrusion, which can promote mold growth.

