

◀ **Honest, Reliable, Thorough** ▶

Purchasing a home in or around Big Bear Lake is probably the biggest investment you will ever make. The cost of a home inspection is very small compared to the value of the home. I perform home inspections of the utmost quality. I will provide you with an easy-to-read, comprehensive home inspection report, complete with photos, which will explain the condition of the home you are considering buying so that you can make your decision with confidence.

If you're selling your home, have me perform a pre-listing inspection so that you can give prospective buyers information about your property that will demonstrate your good faith, streamline the sales process, and give you bargaining power in obtaining your asking price.

A professional home inspection is a smart investment. I can help you understand your home's structure, systems and components, how they operate, and how to properly maintain them. Roberts Home Inspections provides honest, reliable and thorough information that you need to keep your family safe and comfortable.

Certifications & Experience

- Certified by InterNACHI, the International Association of Certified Home Inspectors
- Certified by FIA Inspection Academy
- Serving Big Bear Valley since 2010

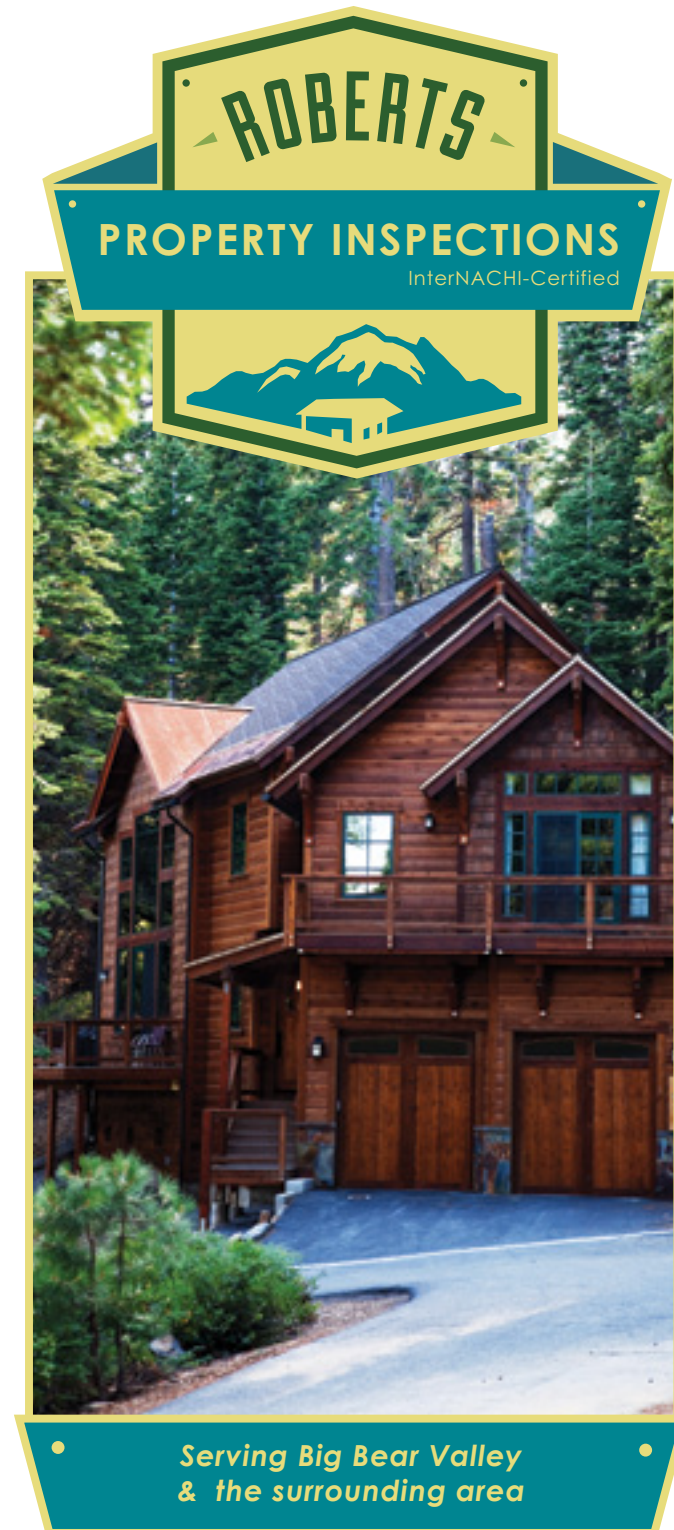


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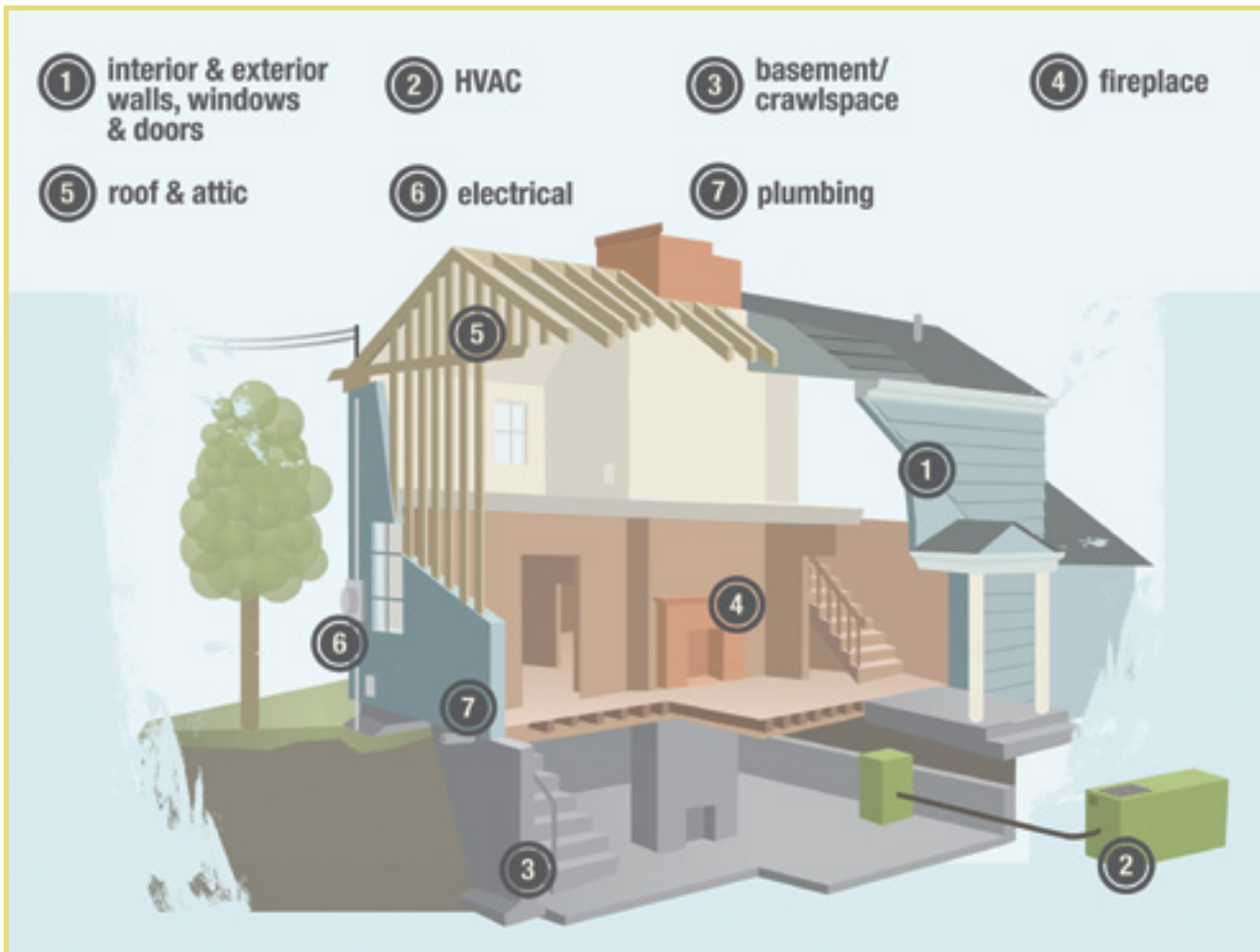
**Serving Big Bear Valley
& the surrounding area**

SERVICES

Complete Home & Property Inspections

Our complete home inspection is an evaluation of the interior and exterior of your home. This 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.

I will inspect the following:



Foundation Certifications

Are you trying to finance or re-finance a manufactured home? The foundation of a manufactured home must meet specific criteria for structural stability that complies with HUD's Permanent Foundations Guide for Manufactured Homes in order to qualify for VA or HUD/FHA-insured financing (or, in some cases, even a conventional loan). I can perform the foundation inspection and provide you with the required certification.

Tips to Speed Up Your Inspection

1. Confirm that the gas, water and electricity are turned on and that the gas pilot lights are burning.
2. Ensure that no pets will hinder the inspection and that family members know where they are at all times.
3. Replace all burned-out light bulbs.
4. Test all smoke and carbon-monoxide detectors. Replace the batteries, if necessary.
5. Clean or replace dirty HVAC air filters and verify that the filters fit properly and are secured in place.
6. Move wood, stored items and debris away from the foundation walls.
7. Unlock or remove locks from any areas that the inspector must access, such as fence gates, the attic access hatch or door, the electrical service panels, special closets, and/or the crawlspace door.
8. Confirm that all areas and components are accessible to the inspector by removing any items that may be blocking their safe access and thorough evaluation.
9. Trim tree limbs back from the roof and shrubs away from the house.
10. Repair or replace broken, damaged or missing items, such as door knobs, locks and latches, window locks, broken glass, window screens, anti-siphon devices on exterior faucets, rain gutters and downspouts (clean out, if necessary), and chimney flue caps.
11. Move vehicles from the garage and driveway.
12. Clean ashes from the fireplace and remove items from the fireplace hearth area.

Call today!
(909) 618-4697