



## Ensuring Your Peace of Mind

A home inspection is a critical part of the home-buying and home-selling process, and it's also important for ongoing property maintenance. A home inspection is a non-invasive, visual evaluation of a property's structure, systems and components to assess its overall condition.

Firm Foundation Home Inspections will provide you with valuable information about the home by conducting a thorough visual examination to detect defects and deficiencies. We give you our assessment and recommendations so that you can make a more knowledgeable and confident decision.

If you want a home inspection performed by the premier firm in Orlando, look no further than Firm Foundation. We are licensed, certified and insured, and are family-owned and operated. We have been offering quality home inspections since 2007 and back each one with a 100-day warranty. Our bottom line: We ensure your peace of mind.

### Certifications & Experience

- Member in good standing of InterNACHI, the International Association of Certified Home Inspectors
- IAC2-Certified for Radon Inspections
- ESA-Certified for Radon Inspections (Environmental Solutions Association)
- AHIT (American Home Inspectors Training Institute)



Best Value in  
Central Florida!

# Firm Foundation

Home Inspections, Inc.

Contact me today to schedule your inspection!

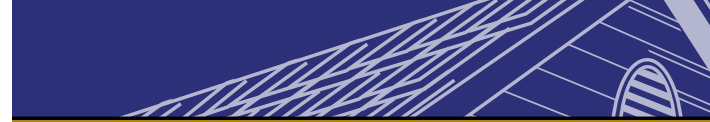
**Aubrey Kahn, CPI**

*InterNACHI-Certified Professional Inspector®*

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## Services

## Testimonials

### Standard Home Inspection

For all my home inspections, I follow InterNACHI's comprehensive Standards of Practice. Additionally, I will note the following information in your inspection report:

- items that are commonly considered cosmetic damage or minor defects. This is useful if you are selling and want to address smaller problems to make your home show better. If you're buying, it will help you keep things in perspective;
- basic information about your home and how its various systems operate; and
- common maintenance and safety tips.

### Listing (Seller) Inspection

My Listing/Seller Inspection is the same as my Standard Home Inspection, as outlined above. It also includes a free follow-up inspection and report of any subsequent repairs performed as the result of my initial inspection, which you can include with your repair receipts and permits to show to prospective buyers.

### Preview Inspection

Preview Inspections are available to prospective buyers who are not yet in escrow on any property. It is designed to inform prospective buyers of major visible problems before making a purchase offer on a property and depositing thousands of dollars into an escrow account. By doing this, prospective buyers don't have to wait weeks or months to get their money back if the inspection reveals too many problems that they don't want to deal with under any circumstances.

This service does not take the place of a Standard Home Inspection and there is no written report with this service. We walk through the property together and I point out various items and issues, and you can ask me questions, and take notes and photos, if you wish. This way, we can see several properties in a short time. This service includes travel time and is charged by the hour.

### Renter/Landlord Inspection

This inspection is specifically for renters and/or landlords who want to document the condition of a property at the time of move-in to avoid any conflicts when the renter moves out. I can perform a re-inspection at the time of move-out, and both inspection reports can be compared. Renter/Landlord Inspections can also be used as documentation of problems if a dispute arises between the renter and landlord.

### Insurance Inspections

An Insurance Inspection is designed for insurance purposes only and is not intended as a substitute for a Standard Home Inspection.

**4-Point Inspection:** This is the most common type of insurance inspection and is usually required when applying for homeowners insurance or when changing carriers.

**Wind Mitigation Inspection:** Wind mitigation inspections are generally requested by existing homeowners who are attempting to obtain discounts on their homeowners insurance premiums. (This inspection does not guarantee that the homeowner will receive a discount on their insurance premiums.)

**Roof Certification Inspection:** This inspection is only necessary if requested by your insurance agent and is usually used when renewing or changing your insurance policy.

Discounts are available for Insurance Inspections when they're bundled together or ordered with your Standard Home Inspection.

*"Aubrey is the most thorough, detail-oriented home inspector I have encountered. He also develops long-lasting and trusted relationships with his clients and business associates."*

—Michael Paige, Sales Inspector,  
Truly Nolen Pest Control

*"We are living in the house that Aubrey inspected! My wife and four kids are quite satisfied because we knew exactly what the key issues were before we even moved in. The in-depth detail even saved us money on the purchase price... A home inspection is DEFINITELY worth having—by a qualified expert like Aubrey."*

—Erik Feldman, New Smyrna

*"I highly recommend Mr. Kahn of Firm Foundations for home inspections. He is very detailed and conscientious about the home inspections he performs. My buyers are very satisfied with his work and that assures me in knowing that, when my buyers proceed with a purchase, they know what they are buying beforehand."*

—Nancy DiPasqua, Sales Associate,  
Prudential Results Realty

*"Living out of state, we relied heavily on the recommendations of our Realtor, Wendy Cowan, for many different aspects of purchasing property in Florida. All her referrals were spot on, none so much as her advice to use Aubrey Kahn for our inspection. He took hours to inspect the property thoroughly, was very willing to explain anything we asked, gave expert advice when requested, and did all of this in a very timely fashion. He was a true professional and we are grateful for the peace of mind his excellent service gave us. We would recommend him without hesitation."*

—John and Charlotte Jachimczak