



Choosing the right home inspector can be challenging. Unlike most professionals, you probably won't meet me until after you hire me. And different inspectors have different credentials, training, experience, reporting methods and pricing.

As the owner of Myers Inspections, LLC, and a Licensed Home Inspector with the State of Louisiana, my goal is to provide you with personalized assistance and outstanding customer service. That means that you'll receive a home inspection report that will help you understand the condition of the home you're about to buy or sell so that you can do so with confidence.

As a member of the International Association of Certified Home Inspectors (InterNACHI), I represent the best-trained, most highly qualified inspectors in the business. I also provide a \$10,000 Honor Guarantee™ so that you can rest assured that your property will be protected. I take pride in providing quality home inspection services. I understand how important your home is to you, and your satisfaction is important to me. Please contact me today to schedule your inspection!

Training & Certifications

- InterNACHI-Certified Professional Inspector® (CPI)
- Louisiana Home Inspector #10779
- Electrical Engineering Degree, Center for Degree Studies, Scranton, PA
- 30+ years' experience in construction & maintenance



Dave Myers, CPI
LHI #10779

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(337) 540-5802
Dave@MyersInspections.com
www.MyersInspections.com

Serving Lake Charles
and the surrounding area

Pre-Listing Inspection

Are you selling your home? Let me inspect it before you even list it. A Pre-Listing Inspection alerts you to any defects or problems with your home for sale so that you can address them before prospective buyers discover them. Take the time you need to obtain reasonable repair estimates. Show prospective buyers that you are dealing in good faith. Avoid 11th-hour negotiations and delays, and justify your full asking price by having your home pre-inspected with a Pre-Listing Inspection.

Pre-Purchase Inspection

Buying a home is probably the largest investment you will ever make, so it's important to understand the condition of your investment. A home inspection is a non-invasive examination of the home's structure, systems and components. While a home inspection is not a prediction of future conditions and cannot reveal every concern that exists (or ever could exist), it will significantly reduce your anxiety by arming you with the knowledge you need to make an informed home-buying decision.

Commercial Property Inspection

Townhomes, condominiums, apartment complexes, hotels, office buildings, industrial warehouses and strip malls are just some of the different types of commercial properties that I inspect. Call me to discuss your inspection needs for your commercial property.

• Same-Day Reports Online •

• Saturday & Sunday Appointments Available •

Find out more online:

www.MyersInspections.com



As a Louisiana-Licensed Home Inspector trained and certified by InterNACHI, I adhere to their comprehensive Residential Standards of Practice. That means that I will inspect all of the following (if accessible):

- roof, vents, flashings and trim;
- gutters and downspouts;
- skylight, chimney and other roof penetrations;
- decks, stoops, porches, walkways and railings;
- eaves, soffit and fascia;
- grading and drainage;
- basement, foundation and crawlspace;
- water penetration and foundation movement;
- heating system;
- cooling system;
- main water shut-off valves;
- water heating system;
- interior plumbing fixtures and faucets;
- drainage sump pumps with accessible floats;
- electrical service line and meter box;
- main disconnect and service amperage;
- electrical panels, breakers and fuses;
- grounding and bonding;
- GFCIs and AFCIs;
- fireplace damper door and hearth;
- insulation and ventilation;
- garage doors, safety sensors and openers;
- and much more!

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 me today!

(337) 540-5802

Dave@MyersInspections.com