

Home buyers . . .

. . . cannot afford to buy a home with multiple unknown problems. Today, buyers are going to the settlement table with greater peace of mind thanks to the professional home inspection.

Each year, **sophisticated buyers all across the country hire home inspectors** to give them a clearer understanding of the condition of the home they are buying. Within the next few years, all homes will be inspected before the transaction is completed.

Because **buying a home is probably the largest investment you will make in your life**, the cost of an inspection is a very small investment that will pay for itself over and over again. In addition to giving you a detailed report on the present condition of the systems, the home inspection will offer practical maintenance information to help you plan for future repairs or replacements.

**Fully Insured
E & O and Liability**



National Association of Certified Home Inspectors
www.NACHI.org

Connecticut Association of Home Inspectors, Inc.
www.ct-inspector.com

Conn. License # HOI 236

Conn. License # E-1 102977
Electrical Contractor

My Promise to You



Choosing the right home inspector can be difficult. Unlike most professionals, you probably will not get to meet me until after you hire me. Furthermore, different inspectors have varying qualifications, equipment, experience, reporting methods, and yes, different pricing. One thing for sure is that a home inspection requires work, a lot of work. Ultimately, a thorough inspection depends heavily on the individual inspector's own effort. If you honor me by permitting me to inspect your new home, I guarantee that I will give you my very best effort. This I promise you..

**-Bob Brummett
Certified Home Inspector**



**Brummett
Inspection
Service**

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Fax: 860-666-6539 call first

I Offer You Home Buying Peace of Mind



**Brummett
Inspection
Service**



What's covered in the home inspection?

A professional home inspector identifies the problems, offers solutions, and gives cost estimates for major repairs and replacements. **It is a non-invasive visual examination and analysis of the physical structure and mechanical components.**

The inspection will cover the following:

- Attic
- Bathrooms
- Central Heating/AC
- Electrical
- Exterior
- Fireplace/Chimney
- Grounds
- Gutters/Drainage
- Interior Rooms
- Kitchen/Appliances
- Plumbing
- Roofing
- Structure
- Water Heater
- Windows/Doors

Services I offer.

- Radon Test in Air and Water
- Water Test; bacteria/general/lead/VOC
- Wood Destroying Insects
- Well Flow Test
- FHA & Conventional

How long does the home inspection last?

The home inspection generally lasts 2 to 2 1/2 hours. An inspection lasting less time is simply not enough. Although not mandatory, **I highly recommend the buyer attend the inspection to gain first-hand insights on the condition of the home.** This short investment of time is truly a rewarding experience.

Your comprehensive report.

Your inspection report includes **details of my findings in an easy-to-understand manner.** My full report is easy to read and **is printed at the end of the inspection.** A copy can be made for your agent, if you desire, at that time.

I would like you there!

Your inspection will be one of the most fascinating learning experiences of your life. By the time the inspection is complete, you will most likely know the home better than the previous owner. I guide you through the home and teach you about each of the major systems and components. By accompanying me on the inspection, you also have the opportunity to ask questions and receive first-hand answers.

Scheduling your inspection.

Because timeliness is important, I can usually schedule your inspection within a few days from your call. I **perform inspections seven days a week.** Evening appointments are available.



How much will the inspection cost?

The price will vary based on the size of the home and other factors. An exact fee will be quoted when you call. **Beware of the low-cost inspection!** Like all industries, you can probably find someone who will perform a low-cost inspection. But will he be around next month to explain his mistakes? Because the home purchase is such an important investment, **saving a little money on the inspection is generally not a wise move.** Most professionals would recommend you hire at least a competitively priced home inspector.

Follow-up support.

When you hire me, **I will become your home consultant for as long as you live in the home.** I am available for free phone consultations on any questions relating to the inspection or the home. No time limits! No cost! No obligation!

Be assured of my objectivity!

I do not solicit or perform any of the work I recommend, am not affiliated with any contractor, nor do I give or receive any referral fees. This assures that my recommendations are objective and unbiased.



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