

C CONFIDENCE

COMMUNICATION:

In our opinion, this is the most important aspect of our business. We listen, keep you informed throughout the process, and provide a **final comprehensive report** that's not only thorough and complete, *but also easy to read and understand.*

AMERICA'S HOME INSPECTIONS, LLC will cover over 300 items of the home including:

- ★ **Roofs, gutters and downspouts**
- ★ **Structural - Foundation Basements**
- ★ **Chimneys/fireplaces**
- ★ **Exterior Elements Porches and decks**
- ★ **Driveways/sidewalks & all general components**
- ★ **Exterior surfaces & Grading/Trim/Siding/Walls**
- ★ **Windows and doors**
- ★ **Heating and air conditioning**
- ★ **Insulation Energy conservation features**
- ★ **Electrical system/switches & receptacles**
- ★ **Plumbing and fixtures /waterheater**
- ★ **Attic, basement, crawl spaces**
- ★ **Fire safety & hazards**
- ★ **Room by room review**
- ★ **Roof certifications**
- ★ **Outbuildings (additional charge)**

S SECURITY

HOME INSPECTIONS:

It's our only business. Having your home inspected prior to the sale or purchase is the first correct decision. Selecting the most qualified inspector is the second most important decision.

AMERICA'S HOME INSPECTIONS, LLC will provide **vital information** for you to make a confident decision now, and a well **organized report** that will be useful for **years to come.**

We encourage you, our valued customer, to come along and ask questions. You will receive an **independent and objective evaluation;**

- A comprehensive report & analysis at the time of inspection.
- An unbiased report for either buyer or seller.
- Peace of mind and confidence in your decision.
- Current information about the home's attributes.
- Education on maintenance.

We do not benefit financially from the sale or repair of any home. So you can depend on our inspection to be *honest and accurate.*



P PROTECTION

YOUR INVESTMENT:

As with any worthwhile investment, buying or selling a home should involve taking a careful look at what your getting for your hard earned money.

A quality inspection helps you make better decisions, save money, and avoid expensive surprises...

"knowledge is the key".

A Learning Experience...

At **AMERICA'S HOME INSPECTIONS, LLC** customers are welcome to call back for follow-up questions. Our goal is to find major problems or deficiencies, ones that will be costly to correct and pose a health, safety, or fire hazard.

***A.H.I. Inspecting
One Dream Home
After Another.***

**Thorough, Accurate &
Experienced**

AMERICA'S HOME INSPECTIONS

Fees are based upon the square footage and age of house; single family homes in Franklin & surrounding counties built after 1996. (add \$1.00 per year prior.)

STANDARD HOME INSP FEE

Up to 1500 sq. ft.	\$275.00
1501 - 2000 sq. ft.	\$300.00
2001 - 2500 sq. ft.	\$325.00
2501 - 3000 sq. ft.	\$350.00
3001 - 3500 sq. ft.	\$410.00
3501 - 4000 sq. ft.	\$470.00
Over 4001 sq. ft.	Add \$30 per 250 sq. ft.

Condos up to 1500 sq. ft.	\$250.00 (no exterior analysis)
Condos up to 1500 sq. ft.	\$275.00 (interior & exterior fee simple)
Condos over 1500 sq. ft.	same as home

- Pre-listing & purchase inspections
- Partial inspections (basement, roof, etc)
- Multi family inspections \$275.00 base fee; \$250.00 additional units
- New build inspections (two or three trip inspections)
- First framing "rough-in" inspection \$150.00 ea; final standard full home inspection
- Re-inspections \$75.00 and up

Major Credit Cards Accepted
We accept online payments thru PayPal.



Over 3500 Inspections performed in your community!

AMERICA'S HOME INSPECTIONS

**About our business...
Professionally Trained &
Experienced Inspectors**

AMERICA'S HOME INSPECTIONS, LLC meets or exceeds the requirements and standards of ASHI and NAHI, two governing bodies of Home Inspections. As a professional, you can expect complete confidentiality. In a largely unregulated industry, the quality and usefulness of any home inspection depends upon the **knowledge and experience of the inspector**. We go through extensive training and continuing education to keep up with the **standards and expectations within our industry**. This service is a request by **buyers, sellers, mortgage companies, and homeowners**. A thorough home inspection requires approximately 2 to 4 hours, depending on the size, age, and complexity of the home. **A comprehensive detailed computer generated report is done on site upon completion of inspection.**

Affiliate Memberships Include:

Columbus Board of Realtors
Realty Assoc. several NW areas.



AMERICA'S HOME INSPECTIONS, LLC

Rick L. Schaffer

Owner & Insured, Certified Real Estate Inspector
Easy scheduling with office hours Monday through Saturday

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Cell: 614.746.9999

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Rev. 4

AMERICA'S HOME INSPECTIONS, LLC



*"Confidence, Security,
& Protection"*

*Your new home is one
of the biggest investments
you will ever make.*

*A Comprehensive
Home Inspection,
of the structure and
operating components
of your new home...*

It's not just a good idea...

**IT'S A NECESSITY
AND PEACE OF MIND
YOU DESERVE.**