**OUR GOAL**

Our goal is to identify existing major problems that would affect a typical purchaser’s buying decisions. We strive to add significantly to your knowledge of the building, within the scope of the inspection. We will not tell you everything about the property, but our report will put you in a much better position to make your decision. The report is not complete unless The Bottom Line, the report forms and the appropriate text references are included.

Emphasis is placed on major problems and expenses. While some of the less important deficiencies are addressed, an all inclusive list of minor building flaws is not provided.

Should you have any questions about the house in the future, we would be happy to answer these. There is no fee for this telephone consulting.

**OUR STANDARDS**

The inspection is performed in accordance with the Standards of Practice of the National Association of Certified Home Inspections/N.A.C.H.I. and the National Association of Home Inspectors/N.A.H.I. A copy of the Standards and Code of Ethics are included in the contract for your perusal. This is not a Building Code or By-law compliance inspection.

No comment is offered on any environmental concerns including such things as urea formaldehyde foam insulation, asbestos or radon gas. Please refer to the supplementary section for some general information. Competent specialists are best qualified to identify and evaluate these issues.

Rather than concentrating on the presence or absence of wood boring insects such as termites or carpenter ants, the intent of the inspection is to discover significant visible structural damage caused by the insects. We do, however, provide inspections by a specialist, especially in areas considered prone to termite problems.

The report is a professional opinion based on a visual inspection of the accessible features of the building. Without dismantling the house or its systems, there are limitations to such an inspection. Throughout any inspection, inferences are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the risk of purchasing; however, we cannot eliminate it, nor do we assume it.

We are not associated with any seller, contractor, lawyer or realtor. Other than the inspection fee, we have no anticipated financial interest in the property. The report will not be release to anyone without your permission.

**UNFORSEEN REPAIRS**

Each house as many identical components (electrical outlets, windows, bricks, etc.). We inspect a representative sample of these as set out in the N.A.C.H.I./N.A.H.I. standards. This means that some deficiencies which are detectable may go unnoticed. We ask that you understand and accept this. As a result of these items and other items which are impossible to anticipate, we suggest a budget figure of roughly one percent of the value of the home be set aside every year for unforeseen repairs. In some years, the expenditures will be less, in others more, but we have found this to be a good average figure.

**ADDITIONAL WORK**

Our fees are based on a single visit to the property. If additional visits are required for any reason, additional fees may be charged. Should our firm be called upon to give testimony or prepare for litigation as a result of our inspection, additional fees will be charged at our current hourly rate for time spent, including; additional inspection time, research, report preparation, consultation, travel time, waiting (in our office or elsewhere) to testify, and court appearances. A two-hour minimum will apply to any billing.

|  |
| --- |
| **Graduated Fee Schedule** |
| **Property Size (Average)** | **Scope of Inspection** | **Fee** |
| 16x30 or less (2-Story Row) – 3 Bedrooms or less | Limited Inspection | $400.00 |
| Full Inspection | $500.00 |
| Full Inspection with Cost Estimate | $600.00 |
| From a 16x30 or less (2-Story Row) 3 Bedrooms up to 30x50 (3 Story Twin/Single) 5 Bedrooms | Limited Inspection | $500.00 |
| Full Inspection | $600.00 |
| Full Inspection with Cost Estimate | $700.00 |
| More tan (3-story a 30x50 Twin/Single) 6 bedrooms up to an unlimited size House or Duplex and Triplex (mansions excluded) or any commercial property less than 10,000 sq feet | Limited Inspection | $800.00 |
| Full Inspection | $900.00 |
| Full Inspection with Cost Estimate | $1,000.00 |
| Wood Destroying Insects Report | $80.00 |
| Radon Testing | $200.00 |
| Home Warranty Fee | Free for 90 days |
| Home Warranty Fee | $400-annual |
| Relocation (Moving) Services | 25% discount |
| Free Security System Installation | Ask for details |
| \*All costs exclude roof certification |

**KEEPING THINGS IN PERSPECTIVE**

All homes have problems. The only question is how serious the problems are. We know the difference between serious and “not so serious” problems and will communicate that difference to you! For the peace of mind you and your family deserve; call Happy Home Inspections, Inc. today!

**VITAE**

* Master Degree-Public Safety Management
* Certified – National Association of Home Inspectors, Inc./N.A.H.I.
* Certified – National Association of Certified Home Inspectors/N.A.C.H.I.
* Errors and Omissions
* Bilingual (Spanish/English)
* Ethically Straight
* Commercial, Industrial, Residential Inspections
* Code Enforcement Official – 20 years

**ADDITIONAL SPECIAL INSPECTIONS**

* Water Quality
* Lead
* Asbestos
* Carbon Monoxide
* Septic Tanks
* Termite
* Radon
* Mold

|  |  |
| --- | --- |
| HHI House | HHI |

**Call Today!!!**

**Phone:** (215) 526-8999

**E-Mail:** happyhomeinspections@msn.com

**Website:** www.happy-home-inspections.com

**“Soy sincero y competente!”**

**Roberto W. Feliz, M.S.**

**Principal**

**Ask about the Philadelphia $350 inspection cupon**