

## FREQUENTLY ASKED QUESTIONS:

### WHAT IS A HOME INSPECTION?

It's a visual (non-intrusive) examination and evaluation of the systems and structure of the house. It is not a guarantee or warranty as it cannot eliminate all your risk in purchasing a home. The home inspection will take approximately 3 to 4 hours depending on size, condition, and age of the property and structure.

### DO I NEED A HOME INSPECTION?

Buying a home may be the largest financial decision you will make. Before making this stressful and scary decision, it makes sense to know as much about the condition as possible. I can help to minimize anxiety and effectively evaluate the risks of the property you are considering to buy.

### DO I NEED TO BE PRESENT?

I do not require that you are present during the inspection process, however I highly recommend that you are. You will have the opportunity to view your prospective home from my "Point of View", and I encourage you to ask questions during and after the inspection process.

### COULD THE HOME FAIL?

A home inspection does not "pass" or "fail" a home. I report out (in writing and verbally) on both the positive and negative attributes, based on the present condition at the time of inspection. The inspection does not verify the home for municipality code compliance. All homes have deficiencies (my included). The most important thing to do is to identify all deficiencies from minor to major, the cost and a timeline in which to make the necessary repairs.

### WHAT IF I HAVE FUTURE QUESTIONS?

I pride my business on customer service! You are my best means of advertising, and I will do my best to keep everyone of my clients satisfied. I want you to walk away feeling that the home inspection was thorough, informative, accurate, and worth every penny.

## HOURS OF OPERATION:

Monday thru Saturday

7:00 A.M. - 9:00 P.M

Sunday 10:00 A.M. - 6:00 P.M

**RUTGERS**

The New Jersey Agricultural Experiment Station  
Office of Continuing Professional Education

And The  
EASTERN REGIONAL RADON TRAINING CENTER

Presents this certificate to

**Steven Gross**

**Radon Measurement Proficiency Course**

For Successfully Completing the Requirements of  
July 30 & 31, 2012  
16 hours

*Edward V. Lipman, Jr.*  
Director  
Office of Continuing Professional Education



*Mark G. Robson, PhD, MPH*  
Dean for Agricultural and Urban Programs

**RUTGERS**

The New Jersey Agricultural Experiment Station  
Office of Continuing Professional Education

And The  
EASTERN REGIONAL RADON TRAINING CENTER

Presents this certificate to

**Steven Gross**

**Radon Mitigation Proficiency Course**

For Successfully Completing the Requirements of  
August 1, 2, & 3, 2012  
24 hours

*Edward V. Lipman, Jr.*  
Director  
Office of Continuing Professional Education



*Mark G. Robson, PhD, MPH*  
Dean for Agricultural and Urban Programs

## **Point of View Home Inspection LLC**

4394 Haag Rd.  
Eden, NY 14057

Phone: (716) 374-2296

Website: [www.pointofviewhomeinspection.com](http://www.pointofviewhomeinspection.com)

E-mail: [info@pointofviewhomeinspection.com](mailto:info@pointofviewhomeinspection.com)

## **Point of View Home Inspection LLC** (Serving all of WNY)



## **Looking out for your biggest investment!**



NYS License # 1600035526

## PEACE OF MIND:



Buying a home can be a very stressful and scary endeavor for most people. My mission to you is to "Highlight" the positives and negatives of your biggest investment. As owner and licensed professional New York State inspector of "Point of View Home Inspection LLC", my personal attention is to you and your property. I will provide home buyers and sellers with a better understanding of the conditions of their home at the time of inspection. Whether you are buying, selling or just want to keep your current residence in tip-top-shape, I can help. I will visually inspect and report out on all of the components of your home "Inside and Out, Top to Bottom". I have the expertise and knowledge to provide a thorough, professional, and visual (non-intrusive) inspection of your home. Home inspections typically will last between 3 and 4 hours. I encourage you to accompany me, watch and ask questions as I inspect your home. You are free to ask questions at any time during and after your home inspection. I guarantee that you will learn information about your home during the home inspection process. I pride myself on offering superb customer service. Serving Buffalo, NY and all of Western New York.

## AREAS INSPECTED:

**Roof covering and structure** - Condition, type, and serviceability

**Chimneys, skylights and roof penetrations** - Condition, and serviceability

**Gutters and downspouts** - Condition, serviceability, and adequacy

**Eaves and fascia** - Condition, serviceability, and adequacy

**Insulation and ventilation** - Condition, and adequacy

**Siding** - Condition, and serviceability

**Doors and windows** - Condition, and serviceability

**Driveway and sidewalks** - Condition and grade

**Grading and drainage** - Grading needs to be pitched away from the structure

**Porches and decks** - Condition, and pitched away from the structure

**Stairs, and railings** - Condition, rise and run, spindle spacing

**Foundation and structure** - Condition, plumb and true

## AREAS INSPECTED (cont.):

**Electrical system** - Main service, GFCI, AFCI, over amped circuits, grounding & bonding

**Plumbing system** - Main and branch circuit shut off valves, drain, waste & vent

**Basement, attic and crawlspaces** - Structure condition, ventilation, insulation

**Heating and cooling equipment** - Condition and functional check

**Hot water tank** - Condition and functional check

**Wall, floor and ceiling structure** - Condition, serviceability, and level

**Kitchens and bathrooms** - Condition of fixtures, plumbing, electrical, functional water flow

**Smoke and CO detectors** - Location and functional check

**Sump pumps** - Condition and functional check

**Garages** - Condition of roof, siding, structure, doors, windows, foundation, over-head door & opener

**And much more!**

**ASK FOR RADON TESTING**