

ON THE LEVEL Home Inspections

is dedicated to representing only the consumer in the purchase of a home, and will always act in good faith toward the client. We avoid all conflicts of interest by making home inspections our only business. We are not affiliated with any real estate agency or home repair business, will not accept any compensation for our services from anyone other than our clients, and the inspection will not be used as a vehicle to solicit or obtain work in another field of business. The information in our inspection will be confidential and not disclosed to any other party without the approval of the client.

ON THE LEVEL SERVICE MISSION

To provide the highest quality service of our industry at a competitive price, while maintaining professional standards of honesty, integrity, virtue and loyalty to our client and to ourselves

Member of

**Southern Council of
Professional Building
Inspectors**

**American Society of
Construction Analysts**

ITEMS/SYSTEMS INSPECTED

- Structure
- Foundation
- Roof
- Walls, Ceilings & Floors
- Doors & Windows
- Porches, Decks & Carports
- Garage
- Fireplace
- Grading & Drainage
- Electrical
- Plumbing
- Appliances
- Heating Systems
- Air Conditioning Systems
- Ducts & Vents
- Hydrotherapy Equipment
- Gas Lines
- Wood Destroying Insects
- Smoke Alarms
- Pool & Spa
- Lawn Sprinkler Systems

ON the LEVEL Home Inspections uses the latest tools, innovations, technologies, and specialized testing devices to provide you with an informative and detailed inspection report. Unlike some inspection companies that use only a checklist format, we furnish you with an itemized report of all systems inspected, with recommended repairs and suggested areas for improvement.

ON THE LEVEL Home Inspections

What Home Buyers Should Know About Pre-Purchase Home Inspections



The purchase of a home is one of the largest single investments or expenditures most people make during their lifetime.

On the Level



Home Inspections
Stephen LaCombe

Professional Real Estate Inspector
T.R.E.C. License #2709

⊕ Structural ⊕ Roof ⊕ Electrical
⊕ Foundation ⊕ Mechanical ⊕ Plumbing

office 281-858-0817 mobile 281-650-8238
P.O. Box 1163 Cypress, TX 77410-1163

WHAT IS A PRE-PURCHASE HOME INSPECTION?

The Home Inspector Works for You

No one wants to make the mistake of buying a house with faulty working systems or structural problems. In most cases, the prospective home buyer will have the right or option to have the home inspected (at their expense) before making a final decision to purchase the house. The purpose of the pre-purchase inspection is to determine the overall condition of the house, to document any necessary major repairs and any existing recognized hazards. You should review the Seller's Disclosure Notice in detail prior to scheduling the inspection so any areas of concern can be specifically examined at the time of the inspection.

The home buyer should plan to be present at the time of the inspection, not only to confirm that the inspection has been completed to his or her satisfaction, but also to observe firsthand any significant problems or defects. A complete and detailed inspection normally takes between two to three hours, depending upon the age, size and condition of the house. Within one to two working days, the home inspector will provide a property condition or inspection report to the purchaser. After the inspection, the inspector is available to answer any questions and address any concerns of the purchaser.

Note: PAYMENT IS DUE AT THE TIME OF INSPECTION

PRIOR TO SCHEDULING THE PROPERTY INSPECTION, THE PURCHASER SHOULD CONFIRM THAT ALL THE UTILITIES ARE ON: GAS, ELECTRICITY, WATER, ETC.

QUALITIES TO EXPECT FROM A PROFESSIONAL HOME INSPECTOR

The Professional Inspector

The professional home inspector should be very knowledgeable, well-trained, and able to communicate his findings to the home buyer in a fair, honest, clear and concise manner. In Texas, Real Estate Inspectors must be licensed by the Texas Real Estate Commission or have a Professional Engineer License. Inspectors are required to attend continuing education courses annually to renew their inspector's license. Many home inspectors are also members of state or national Professional Inspector organizations.

As with any profession or service, **EXPERIENCE SUPPORTED BY QUALIFIED KNOWLEDGE** is the most important factor to consider when choosing a home inspector.

You can be **confident** you are receiving the best possible inspection, since we have inspected **thousands** of homes in the Greater Houston area.

Servicing

All of the Greater Houston Area including

Atascocita • Clear Lake City
Cinco Ranch • Katy
First Colony • Fairfield
Great Wood • Copperfield
Stafford • Kingwood
Sugar Land • The Woodlands

As a home buyer, you will probably want to use a full-service real estate agency. The real estate agent can save you a great deal of time and effort by locating houses in the price range and/or the location in which you are interested in buying. You will not waste time looking at houses that do not meet your requirements because most of the information you need about the available properties for sale will be provided by the listing service. Only when you narrow down your search will you actually have to go out and physically look at the properties to make a final buying decision.

A smart buyer is an informed buyer. The real estate agent(s) involved in the selling and buying of a house receive a fee for their services, paid to them, in most cases, by the SELLER. The buyer must be aware that the interests of the seller, not always the buyer, may be in the forefront. **The buyer needs a Professional Real Estate Inspector to provide an objective and informed opinion of the condition of the house he or she is considering to purchase.**

Compare prices and services as any knowledgeable consumer should, but be sure to call the **expert** in home inspection

ON THE LEVEL Home Inspections

FOR PRICES, INFORMATION AND SCHEDULING

Call . . . 281-858-0817

www.onthelevelinspections.com