



Quotes, Ordering & Scheduling
Angela Parrish (239) 451-9415

contacthcs1@gmail.com

<http://www.hazelbakerinspections.com>

COMPLETE MENU OF SERVICES & INFORMATION

Welcome to **Hazelbaker Inspection Services**, a Florida-based home inspection company proudly serving Lee and Collier Counties for the past 7 years. Your home is likely going to be the most expensive purchase you ever make, so let us help you avoid the extra costs of post-purchase repair work. During the home inspection, we thoroughly inspect the property to uncover damages and defects that you should know about while also taking the time to educate you on the home's condition, operation, and maintenance needs. Equipped with all of the information given to you during the inspection, you will be able to make confident decisions that can save you money in the long-run.

**As a Homebuyer, Seller, or Owner,
Your Concerns Are the Basis of Our Business**

You are invited to join us at the inspection. We encourage you to ask any questions you might have. Our business is built around our clients and their concerns, so we take on your priorities as our own during the inspection. We would love to create a lasting relationship with you and work hard to earn your continued business, so keep us in mind as you move into your new home and **Give us a call** after your inspection if more questions arise.

Home Inspection Reports Delivered Promptly Within 24 Hours.

(Circumstances such as weekends and holidays may affect delivery time)

Mold Air Quality and Radon Testing.

(Allow 48-72 hours for testing results)

At **Hazelbaker Inspection Services**, we are committed to getting your reports to you in a timely manner. Our home inspection reports are easy to navigate, detailed, and full of colored photographs. Should you have any questions regarding the reports, our inspector is happy to review any of his findings on the report that are of concern to you. Please do not hesitate to call your inspector directly to discuss the report.



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We are fully insured with Business Liability and Errors & Omissions. We follow ASHI standards, which is the American Society of Home Inspectors, the highest standards in the industry. Inspection Fee is based on the size of living area (air conditioned) and number of structures on the property. The inspection takes about 1-1/2 to 2-1/2 hours depending on size.

There are Sample reports on our website for your review.
This will help you get a better understanding of what to expect from our reports:
<http://www.hazelbakerinspections.com/property-inspections.html>

“Chinese” Drywall: *There is no cost with an inspection.*

We visually inspect the attic area for name of manufacturer, copper elements in the home, as well as excessive corrosion of plumbing fixtures and blackening of copper wiring in a representative sample of outlets. Chinese Drywall emits corrosive Sulfur Dioxide fumes and is being found especially in homes built or remodeled from 2003 to 2007.

**All Pricing is based on living area square footage
and number of structures on the property.**

Home / Coach Home / Villa Inspection

Starting at \$350.00 and up

All inspections at Hazelbaker Inspection Services are performed by an InterNACHI Certified Professional Inspector and follow the ASHI Standards, which is the American Society of Home Inspectors, the highest standards in the industry.

We visually inspect the following structures and components as part of our Home Inspections:

- Foundation and Crawl Space
- Grading and Drainage
- Roofing
- Attic, Ventilation, and Insulation
- Interior Walls, Ceilings, Floors, and Doors
- Exterior Windows, Glazing, Doors, and Wall Coverings
- Stairways
- Lanai area, Balcony, Porch
- Electrical Systems
- HVAC
- Plumbing Systems
- Built-In Appliances
- Pool and Equipment (Included if present & accessible)
- Docks, Boat Lift and Seawalls (Included if present & accessible)



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Condo Inspection

Starting at \$350.00 and up

We visually inspect the following structures and components as part of our Condo Inspections:

- Interior Walls, Ceilings, Floors, and Doors
- Exterior Windows, Glazing, Doors, and Wall Coverings
- Lanai area, Balcony, Porch
- Electrical Systems
- HVAC
- Plumbing Systems
- Built-In Appliances
- Garage (Included if present & accessible)

Pre-Listing/Seller's Inspection

Starting at \$350.00 and up

We advise having every homeowner have prelisting inspection prior to putting their home on the market.

Don't wait until the last minute to get surprised by a major defect in your home. Instead, turn to our professional team to get a Pre-Listing Inspection. This service works just like our Buyer's Home Inspection, but it is intended to help sellers make informed choices about what to repair vs. what to disclose to potential buyers. When you utilize this inspection service, you can impress buyers by getting your home in great shape before it goes on the market.

Pre-Manufactured Inspections

Starting at \$325.00

This inspection covers approximately 400 items. This is a thorough examination of visible and accessible components of the house from top to bottom. This includes: exterior, crawl space (if accessible), roof, attic (if accessible), structure, garage, pool and pool equipment, electrical, plumbing, heating and air conditioning, operation of all appliances, interior review of ceilings, walls, floors and checking rooms for functional operation of windows, doors, electrical outlets and fixtures.



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New Construction Phase Inspections

Starting at \$250.00 and up

Having a home inspected at the key phases of the construction process can put minds at ease that no hidden defects are getting sealed away by finishing materials as the builder moves on. We will do as many New Construction Phase Inspections as needed, typically including:

- Structure/framing/roof
- Pre-drywall (electrical/plumbing/HVAC)
- Final walk-through

New Construction Inspections

Starting at \$450.00 and up

The current state of new home construction is not good. High demand with fewer qualified sub-contractors has resulted in a reduction in the finish quality of homes in our market. Coupled with one sided contracts and an unwillingness by builders to correct deficient work makes a new home inspection more important than ever before. This will include structural, mechanical, cosmetic items as well as colored photos.

Documenting construction defects using a third party professional is the only way for a buyer to fully protect their rights and will make sure the builder takes their request for repairs seriously. This document will also serve as a legal document of defects that will protect the buyers' rights after the warranty period expires.

We suggest a full inspection just a few days prior to closing. We also suggest a follow up inspection within a few weeks of the warranty period expiring as many defects such as settlement cracks and roof leaks may not manifest themselves initially.

New Construction 1-Year Warranty Inspections

Starting at \$450.00 and up

Why should you take on an exorbitant repair bill that you may not even be responsible for? Let us perform an 11-Month/Builder's Warranty inspection to look for items that the builder is responsible for fixing. But be sure that you schedule this inspection service before your warranty expires. For most new construction homeowners, that means you have only the first 12 months to make a claim.



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Review Inspections

Starting at \$125.00 and up

Your initial inspection is done, and the seller has just announced that everything from your home repair addendum has been completed. You're probably eager to finish the paperwork to close on the house, but don't forget to get a Review first. This follow-up inspection service is the only way to know for sure that everything is in the agreed upon condition. If we find any outstanding issues, you'll get another chance to have them resolved before all repairs become your responsibility.

Commercial Inspections

Starting at \$450.00 and up

This is a thorough examination of the visible and accessible interior and exterior structure. This includes: Exterior Paving, lighting; irrigation, Roof, Interior Firewalls, Egress Lighting, Electrical Service, Heating and Air Conditioning, Functionality of the exterior door/windows and roll down doors. Tenant improvements are not typically included in a commercial inspection. This inspection price is based upon square footage and number of tenant spaces.



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Mold Air Quality Testing

Fee with Home inspection: \$250.00

Fee without Home Inspection: \$300.00

Each additional A/C sample: \$95.00 per A/C unit

Scope of air sample testing/exclusions: the scope of this testing is the visual and accessible areas of the home. We do not do anything destructive such as removing drywall; baseboard; flooring or access enclosed duct work. Air sample test is unlikely to pick up mold growing in concealed or restricted locations such as wall cavities; under flooring; behind furnishings and may not pick up mold in the HVAC system and components if no spores are being released into the home.

We suggest that visible staining that indicate mold be tested with contact sampling. This will provide more accurate testing results. Contact sampling may require additional cost and can be determined at the time of inspection.

This is an indoor air quality test for mold. We take an air sample of the outside air and one at the A/C return, (if there is more than one A/C then we take a sample at each return for that unit). This will tell you what types of mold spores are present in the air, in the home and at what levels.

We use fully accredited local testing laboratory and results are reviewed by the most experienced mold professional in the area. Results are normally back within 1-2 business days.

Takes 1-2 business days for our office to receive the results from the lab.

Protocols for Mold Air Quality Testing:

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- We need all windows and doors shut except for normal exit or entry.
 - The A/C set on a normal setting (between 74-78 degrees) 12 hours prior to us coming out to the property.
 - No vacuuming the day of testing.
 - There needs to be no rain present for at least one hour prior to testing.
 - If it is raining during the inspection period, we may have to reschedule this test.
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Radon Testing

Fee with Home inspection: \$200.00 per machine

Fee without Home Inspection: \$225.00 per machine

- * Properties less than 2,500 sq feet on the first floor require only 1 Machine.
- * Properties more than 2,500 sq feet on the first floor will require 2 machines.

Radon is a cancer-causing radioactive gas. You cannot see, smell or taste radon, but it may be a problem in your home. The Surgeon General has warned that radon is the second leading cause of lung cancer. There is about a 25% failure rate in single family homes and about a 50% failure rate in condominiums in Lee and Collier Counties.

This is a 48 hour continuous monitor test. Once we pick the machine up and then download the results it takes about 1-2 hours to generate the report from the lab.

Protocols for Radon Testing:

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- In order for us to place the unit we need all windows and doors shut except for normal exit and entry.
 - The A/C set on a normal setting (between 74-78 degrees) 12 hours prior to us coming out and throughout the duration of the test.
 - Closed home conditions 12 hours prior to the test and throughout the duration of the testing.
-



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Insurance Inspections:

Uniform Mitigation Verification Form

Fee with Home inspection: \$100.00 Fee without Home Inspection: \$125.00

The purpose of a Wind Mitigation is to determine the appropriateness of a given structure's construction in the event of strong winds such as those of a Hurricane. One of the benefits of receiving a wind inspection is identifying the potential insurance savings available to you based on the current structure of your home. Many insurance companies provide discounts or credits for construction features proven to reduce damage from hurricanes. **(This Wind Only Inspection Form goes with your wind policy)**

All of these discount credits may help you lower your premium for your homeowner's insurance.

• Roof Coverings	• Roof Shape
• Roof Deck Attachments	• Wall Construction Type
• Roof to Wall Attachments	• Opening Protection
• Required Photos for Insurance Company	

- **We highly recommend you check with your insurance company to see if they will require you to have this report**

Four Point Inspection:

Fee with Home inspection: \$100.00 Fee without Home Inspection: \$125.00

Insurance companies want to know that four vital systems in your home have been updated and/or maintained and in good working condition. 4pt Inspections include roof, electrical, plumbing and heating. The inspection goal is to determine the approximate age of each system and condition. Customarily, 4pt inspections are required on homes over 18 years of age.

(This is not thorough inspection of these 4 items but simply a statement of condition & age for your insurance companies' information.)

We will provide a computer generated written report that will include the findings for the following:

• Roof	• Plumbing
• Heating	• Electrical
• Required Photos for Insurance Company	

- **Most Insurance Companies require this on homes over 18 years old. We highly recommend you check with your insurance company to see if they will require you to have this report.**

- **Uniform Mitigation Verification Form & Four Point Inspection for Insurance: Done independently without a home Inspection, Cost is \$250.**

PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE



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Sub-Contracted Services

Performed only by Trusted Florida Licensed Contractors

****Wood Destroying Organism Inspection**

Starting at \$125.00 and up

We can arrange to have termite inspections completed at the time of inspection. This is a thorough examination of visible and accessible components of the house for wood destroying organisms. This is an objective 3rd party examination. We do not treat for wood destroying organisms.

A wood destroying organism inspection report will be provided with all inspections.

****Performed by a Florida Licensed Wood Destroying Organism Inspector**

****Septic Inspections**

Fee is \$280.00

This is an open tank inspection that includes documentation, size, location and also a drain field analysis. You get a full report with a drawing of the property showing where everything is located.

- The Septic inspector opens the lid checking the water table, sludge content, the outlet baffle, filter and condition of the tank. He does 3 digs in the drain field checking for any previous or present conditions, coloration of the stone and fill surroundings. He also does a lateral dig checking for lateral movement and overall condition of the drain field.

Payment is made directly to the Septic Inspector; we do not collect for them just schedule the inspection so he can be there at the same time we are. That way no additional trips for the Buyer or the Realtor.

****Performed by a Florida Licensed Septic Contractor**



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About Hazelbaker Inspection Services

Full Time Support

- Your phone call taken 7 days a week. Appointments usually within 24 – 48 hours
- 24 hour turn around on all Home Inspections. When in season we usually run about 1 week out.

Professional

- NACHI Certified
- Full time Florida Licensed & Certified Inspectors Home Inspectors
- Meet or Exceed American Society of Home Inspectors (ASHI) Standards

Trained Employees

- Hazelbaker Construction Services requires the use of Licensed & Certified Inspectors
- NACHI requires 20 hours of Certified Education per year

Insured

- General Business Liability Insurance
- Inspector Errors and Omissions Insurance

Professional Reports

- Computer generated, easy to read and understand narrative reports with photographs
- Reports are e-mailed in a PDF format.

One Stop shopping

- Home Inspections – Single/Multi-Family, Condominiums and Villas. New Construction Monitoring and Punch Out; Pre-Listing and Review Inspection.
- 4-Point Inspections for Insurance
- Wind Mitigation Verification for Insurance
- Roof Certification Inspections for Insurance
- Radon Testing – Licensed and Certified
- Mold Air Quality Testing – Licensed and Certified by 3rd party Vendor
- Septic Testing – Licensed and Certified by 3rd party Vendor
- Termite Inspection – Licensed and Certified by 3rd party Vendor
- Enhanced HVAC Inspection - Licensed and Certified by 3rd party Vendor



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PREPARING SELLERS FOR A HOME INSPECTION

- Provide clear access to electrical panels, water heaters, heating and cooling systems, exterior doors.
- Provide clear access to the attic and any crawlspaces.
- Filters should be clean in the heating and cooling systems.
- All light bulbs should be operational.
- Windows should be operational with additional locks disabled or removed.
- Be aware that all built-in appliances will be operated.
- All pets should be restrained or make arrangements for care.
- Provide 2 to 3 hours for the inspection.

IF THE HOME IS VACANT:

- All utilities must be available.
- Electric, water and gas.
- All systems must have fuel supplied and in an operable mode.
- Refrigerator and ice maker should be operational.
- Water heater should be operational.
- Hot tub should be filled with water.



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PREPARING BUYERS FOR A HOME INSPECTION

- Review what a general Home Inspection does and does not cover.
- Make every effort to attend the Home Inspection.
- Order the inspection in advance to allow proper time to schedule.
- Prepare a list of concerns or items of interest in advance.
- The inspector will do an overview and address concerns at the end of the inspection.
- Payment and a signed inspection agreement are due at time of inspection or before.
- Realize not all items listed in the home inspection are going to be covered by the sales agreement.
- Provide 2 to 3 hours for the inspection.