



Phone: 239-451-9415

COMPLETE MENU OF SERVICES & INFORMATION

Hazelbaker Construction Services has been in business since 1996 and we've been covering Lee County and Collier County with distinction for over 4 years.

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>

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

“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.

Home / Villa Inspection: (Starting at \$325 and up)

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

Prelisting inspections: (Starting at \$325 and up)

A great deal of time; effort and expense goes into getting a home in contract. Unfortunately many contracts are killed during the inspection period due to issues that are easy to resolve if known about ahead of time.

A pre listing inspection will fully inform the seller and listing agent of all issues that have the potential to derail a sale. We outline the issues and advise on which issues should be repaired so that any subsequent inspections do not kill "a deal.

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



Phone: 239-451-9415

New Construction inspections: (Starting at \$425 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.

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.

Condo Inspection: (Starting at \$290 and up)

This is a thorough examination of visible and accessible components of the Condo. This includes the attic (if present & accessible), structure, garage, electrical, plumbing, heating/air conditioning, operation of all appliances, interior review of ceilings, walls, floors and checking all rooms for functional operation of windows, doors, electrical outlets and fixtures. Typically, exterior, roof and common area items are the responsibility of the Homeowners Association and are viewed for informational purposes only.

Pre-Manufactured Home Inspection: (Starting at \$325 and up)

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.

Commercial Inspection: Please call or email for pricing

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.

Re-Inspections available upon request: (Starting at \$95 and up)



Phone: 239-451-9415

Mold Air Quality Testing:

The cost with a home inspection is \$250 (with each additional sample being an additional \$95).

The cost without a home inspection is \$300 (with each additional sample being an additional \$95).

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.***

Protocols for Mold Air Quality Testing:

- 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.
-

Radon:

The cost with a home inspection is \$175

The cost without a home inspection is \$200

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(s) up and then download the **results** it generally takes about 1-2 hours to generate the report from the lab.*

Protocols for Radon Testing:

- 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.
 - Normal Entry and Exit is ok.
-



Phone: 239-451-9415

****Septic:**

The cost is \$270.00 (Lee & Collier County)

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.*

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

**** Wood Destroying Organism Inspection (inclusive of Pest Sighting analysis):**

Fee without a pest sighting report range from \$130.00 and up; depending upon the size of the property and the number of structures present.

•We can arrange to have termite inspections completed at the time of inspection. With a combined 24 years of experience we are going to provide a comprehensive visual inspection of the attic, interior & exterior as well as crawl space**. The inspection on the State Document will highlight wood destroying organisms including Wood Decay Fungus' and Termites when observed. The inspection is not going to be able to see inside wall voids or other physically limiting barriers to the inspection process.*

***This is an objective 3rd party examination.*

Fee with a pest sighting report range from \$150.00 and up; depending upon the size of the property and the number of structures present.

•We will as part of OUR termite inspection include a supplemental Pest Sightings report separately. The Pest sightings report is not intended to secure a mortgage but it will address current issues with the home that once purchased will need attention. We will include with this report an estimate for service on either a quarterly or every other month plan, whichever is better suited for the surrounding pest pressures.

Attics~all areas that are readily accessible, some attics are height restrictive and will have only limited areas that can be inspected. Attics must have a means of entry that is not encumbered by fixed obstacles.*

*Crawl space **~all areas that are readily accessible.*

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



Phone: 239-451-9415

Insurance Inspections

Uniform Mitigation Verification Form:

The cost with a home inspection is \$100

The cost without a home inspection is \$125

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 homeowners 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:

The cost with a home inspection is \$100

The cost without a home inspection is \$125

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 30 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 30 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 \$250.00



Phone: 239-451-9415

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

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.

One Stop shopping

- Property Inspections – Single/Multi-Family, Condominiums and Villas. New Construction Monitoring and Punch Out; Pre-Listing, Commercial and Re-Inspection.
- 4-Point Insurance Inspections
- Wind Mitigation Verification
- 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 and Pest Sighting Inspections – Licensed and Certified by 3rd party Vendor
- Enhanced HVAC Inspection - Licensed and Certified by 3rd party Vendor



Phone: 239-451-9415

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.



Phone: 239-451-9415

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.

Quotes, Ordering & Scheduling – Angela Parrish (239) 451-9415
contacthcs1@gmail.com

<http://www.hazelbakerinspections.com>