



We understand the expense involved in purchasing real estate. An inspection may save you thousands of dollars. The information provided is critical in making a sound investment decision. We provide peace of mind for a small fee.

Costa Home Inspection uses the most thorough inspection reports available. Our reports are objective and unbiased, detailing the current condition of the property. Our inspections are performed by highly qualified, professional inspectors. Many are licensed contractors with more than 20 years experience.

**Call now to schedule  
your inspection!**

**559-289-8257**

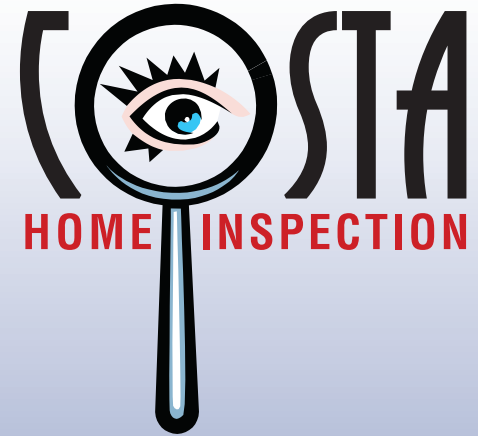
Be sure to ask about our first time  
buyer and senior discounts.

**[www.costahomeinspection.com](http://www.costahomeinspection.com)**

*For quality service you can't deny, let  
Costa Home Inspection give it an eye.*

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Licensed, Insured, and Certified

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## Why a property inspection?

A property inspection is a vital part of any real estate transaction. An inspection will provide assurance and peace of mind for prospective property owners. Our reports provide information that will enable you to make an educated decision and a sound investment.

Costa Home Inspection offers you the most professional inspections available. Our reports are the most thorough, reliable reports found today for residential properties. Our staff is comprised of experienced, certified inspectors with an average of 20 years in the construction industry.

We have a reputation for providing the most thorough, easy to read, user friendly reports. The reports are generated and provided on site.

Our approach involves you in the process by encouraging you to walk along with the inspector. You will become part of the inspection process, gaining a better understanding and knowledge, while strengthening your decision making ability. We bring real value and meaning to your inspection, providing time necessary to review and clarify all issues documented in the report. We also offer unlimited phone consultation while you own the property inspected.



## What is included in the inspection?

**Exterior** Grading, walls, coverings, patios/decks, patio covers, sidewalks/driveways, soffits/fascias, doors/windows/trim, gutters/downspouts, retaining walls, fences/gates.

**Structure** Foundation, crawlspace, footings/columns, floors, walls, chimneys.

**Roofing** Structure, coverings, flashing, skylights, vent/stacks.

**Electrical** Service entrance, grounding, panel/sub panels, branch circuits, outlets, gfci's, circuit integrity.

**Heating and A/C** Description, combustion system, a/c components, supply/discharge lines, venting, ductwork/registers, controls/thermostats.

**Plumbing** Main supply line, distribution lines, fixtures, vents/traps/drains, functional flow.

**Insulation** Attic, walls, crawlspace, floors, lines, ductwork, air/vapor barriers.

**Interior** Walls, ceilings, windows, floors, doors, stairs, fireplaces, smoke detectors.



## How long do inspections take?

The average inspection takes two to four hours depending on the size, condition and age of the property. Our reports are provided the same day on residential properties and most commercial units.



## What to expect

All homes have some minor deficiencies. The question is how serious and costly these deficiencies may be. We know the difference between serious and not so serious and will communicate that difference to you.

We understand the emotional investment during property transactions and know that timely and sensitive delivery of the message is as important as its content. When discussing the deficiencies we will offer solutions and possible maintenance suggestions, giving you greater confidence in negotiations.



We are proud to be members of the National Association of Certified Home Inspectors (NACHI), an organization created for the benefit and on-going training of home inspectors.

We are certified by Advanced Home Inspection Training (AHIT), a licensed, nationally recognized leader in inspection training.

