

*"Standing by our customers during the inspection and beyond"*

## Services & Pricing

- ✘ Pre-sale seller inspection
- ✘ Home check-up Inspection
- ✘ Complete residential home inspection
- ✘ Multi-Family housing inspection
- ✘ Commercial property inspection
- ✘ Investment property inspection
- ✘ Radon Testing

**Please visit our website or call for complete, up-to-date, & competitive pricing**



Present this coupon at the signing of your inspection contract to receive:

# \$25 OFF

Any HSH inspection service

Only one coupon may be used during a 2 month period

## MEET OUR INSPECTOR



Matt is a state licensed home inspector in the state of Wisconsin. He has passed the Wisconsin Statutes and Rules Exam as well as the National Home Inspectors Exam. He has a combined 12 years of experience in the construction industry as a laborer, contractor, and business owner. Matt

is mechanically inclined, thorough very detailed, and dedicated to everything he does. He is also a highly educated individual holding a masters degree from Carroll College and a bachelor degree from the University of Wisconsin Stout. He received his professional Home Inspector Training from ITA Home Inspector Training School. For the last 11 years, he has been teaching construction and engineering courses in Menomonee Falls, WI. Matt also has 9 years of experience in property management and maintenance at facilities ranging from 32 units to 128 units. Matt is also a member of the following professional organizations and adheres to their high standards of excellence:

ASHI-American Society of Home Inspectors  
NAHI-National Association of Home Inspectors  
WAHI-Wisconsin Association of Home Inspectors

Contact us:

**1396 Kennedy drive  
Hartford, WI 53027  
(262) 305-0314**

**hshpropetyinspection@yahoo.com  
www.hshpropertyinspection.com**



Proudly serving property buyers, sellers, and investors in all of southeastern Wisconsin from the Madison area and Janesville to Lake Michigan.

*"Inspection, Evaluation, & Education"*

## Why get a home inspection?

At HSH Property Inspection we believe each inspection must meet the needs of our client and only our client. We provide a professional home inspection that will provide you with a better understanding of the property and identify areas of concern. As a result, you will have a better comfort level moving forward with your transaction. We will also explain how some of the features of your home work so you are better prepared to maintain your home after you move in. We will also go through some things to keep in mind when it comes to the changing seasons here in Wisconsin. Keep in mind that a home inspection can't always find every problem that may arise. However, a quality home inspection provides you with an extensive amount of information regarding the condition of the property and its systems. Home inspectors are generalists in that an inspection is a review of all major systems of a home. Imagine what the cost of an inspection would be if you were to hire an electrician, plumber, roofer, HVAC, carpenter, structural engineer, general contractor, etc. to review each system in the home. Obviously, the costs would be extensive, not to mention time consuming when trying to schedule everyone. With this in mind, the cost of a professional home inspection is a bargain that has the potential to save you thousands.

### Schedule an Inspection

*You can either schedule your home inspection appointment by contacting us at:*

**(262) 305-0314**

**hshpropertyinspection@yahoo.com**

*or schedule your appointment online at:*

**www.hshpropertyinspection.com**

*Available 7 days a week just for you*



## BUYERS

Buying a home? The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming.

Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories:

- Major defects. An example of this would be a structural failure.
- Things that lead to major defects. For example, a small roof-flashing leak.
- Things that may hinder your ability to finance, legally occupy, or insure the home.
- Safety hazards, such as a combustible gas leaks.

Anything in these categories should be addressed.

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Keep things in perspective. Don't kill your deal over things that don't matter. It is inappropriate to demand that a seller address deferred maintenance, conditions listed on the seller's disclosure, or nit-picky items. But as a buyer, you do need to be aware of the condition of your new home, major defects, and how to properly maintain it and its systems.

## SELLERS

Eventually your buyers are going to conduct an inspection. You may as well know what they are going to find by getting there first. Having an inspection performed ahead of time helps in many other ways:

- It allows you to see your home through the eyes of a critical third-party.
- It helps you to price your home realistically.
- It permits you to make repairs ahead of time so that ...
- Defects won't become negotiating stumbling blocks later.
- There is no delay in obtaining the Use and Occupancy permit.
- You have the time to get reasonably priced contractors or make the repairs yourself, if qualified.
- It may encourage the buyer to waive the inspection contingency.
- It may alert you of items of immediate personal concern, such as radon gas or active termite infestation.
- It may relieve buyer's concerns and suspicions.
- It reduces your liability by adding professional supporting documentation to your disclosure statements
- Alerting you to immediate safety issues before agents and visitors tour your home.

Copies of the inspection report along with receipts for any repairs should be made available to potential buyers.