

A 20/20 Inspection Report

CUSTOM REPORT FEATURES

- Each report is custom tailored according to the individual job requirements.
- The report carefully details and rates all inspected items and systems according to the inspectors' findings and makes recommendations as deemed appropriate.
- Our comprehensive report can be printed and presented on-site upon conclusion of the inspection using leading edge technology.
- We also have electronic report capability and prefer to email a PDF report file when circumstances permit. This is a practical alternative to the on-site report when providing services to out-of-town clients, dealing with a complex property or looking to minimize the amount of on-site time.
- Included with each report is a Summary, Maintenance Guide, Connecticut Home Inspection Standards of Practice and a Presentation Folder.
- Color photos of pertinent items can also be incorporated into the report and must be requested in advance of the inspection (additional fee applies).

At 20/20 all inspections are performed in accordance with the State of Connecticut Home Inspection Standards of Practice. We are a member in good standing with the Connecticut Association of Home Inspectors (CAHI). We are also guided by the nationally recognized standards of the home inspection industry and conduct all business to the highest of professional and ethical standards.

We Have The Experience

Over the years, we have provided home inspection services to thousands of satisfied clients and along the way have earned the trust and confidence of many individuals throughout the real estate industry. We have also provided field training for several inspectors within Connecticut and Westchester County areas and maintain a high level of continuing education. It is not uncommon for us to receive requests from real estate agents (and on occasion other home inspectors) when they themselves or a family member are purchasing a home.

At 20/20 we continue to judge our success one inspection at a time. So you can rest assured that you'll be completely satisfied with the services we provide and we guarantee it!

We Are Fully Insured & Competitively Priced

Payment Options

- Payment is due at the time of inspection.
- Cash, Check, Money Order or Credit Card.
- You can also visit our website for use of the online payment feature.
- We honor competitor's coupons.
(Limit 1 per inspection - max. \$25)

NOTE... As per home inspection industry standards and insurance requirements, a signed inspection agreement form is required for all inspections.

Marlow Tinari
Managing Member

CT DCP INSPECTOR LICENSE #HOI.174
CT DEP PEST OPERATOR CERTIFICATION #O-25834

*See your next home through
the eyes of a professional...*



STATEWIDE SERVICE

We look forward to meeting each new client and welcome the opportunity to provide you with one of the highest levels of professional service available in the home inspection industry.

Let us assist you with your next home inspection.

Call today...

Toll Free (877) 682-2020
(203) 393-9181 • Fax (203) 393-9171

Visit Our Website

2020HomeandBuildingInspections.com

★ CLIENT SATISFACTION GUARANTEE ★

Our objective at 20/20 is to provide each customer with the highest level of professional service possible. In an effort to demonstrate this commitment to excellence, we offer every client a satisfaction guarantee. It promises that if at the end of the inspection you are not completely satisfied with the services provided, we will refund the inspection fee — plain and simple! (Optional services excluded - Release form required)

What You'll Find at 20/20

Our client service personnel are available to assist you...

Monday - Friday: 8 a.m. to 7 p.m.

Saturday: 10 a.m. to 3 p.m.

Sunday: Voice Mail Option

Inspections performed Monday - Saturday

- Providing a quality inspection is our priority.
- You'll have a state licensed, well qualified and highly experienced inspector who will perform a thorough and detailed evaluation of the subject property.
- We offer explanations and maintenance advice regarding the various systems and components of the home as they are being inspected.
- The inspection findings will be presented in an accurate, impartial and professional manner.
- Our dedication to serving our clients is unwavering throughout the home inspection process, including available off-site consultation for as long as you own the home.
- As a professional courtesy, whenever possible, we ask that you please provide a minimum of 48 hours advance notice should it become necessary to reschedule or cancel an existing inspection appointment.

At 20/20 we believe that a home inspection should be a friendly and educational experience for the client. Our inspection will help you to identify the positive aspects of the home as well as the items in need of maintenance or repair. To obtain the most benefit, we encourage your attendance and participation throughout the inspection.

What 20/20 Inspects

At 20/20 we provide inspection services on apartments, condominiums, single family and multi-family dwellings, as well as investment type properties and gladly provide inspection services for the more complex and exclusive homes often found here in Connecticut. See the following list for many of the components typically included in our inspection:

EXTERIOR

- Roofing, Chimney and Flashings
- Gutters and Drainage
- Siding, Trim, Doors and Windows
- Decks, Porches, Patios and Stairs
- Driveway and Walks
- Landscape and Grading
- Retaining Walls
- Electrical Service Entry
- Attached or Detached Garage
- Out Buildings (if ordered)
- Wood Destroying Insects

INTERIOR

- Attic, Ventilation and Insulation
- Interior Living Areas
- Bathrooms and Related Fixtures
- Kitchen and Built-In Appliances
- Windows, Doors, Stairs and Rails
- Foundation and Basic Structure
- Crawl Spaces (if accessible)
- Electrical and Plumbing Systems
- Heating and Cooling Systems
- Wood Destroying Insects

NOTE...Only visible and accessible areas can be inspected. Every effort should be made to have all areas of the structure accessible. Please insure that all utilities and systems are in service to avoid return visits. If a return inspection is required, an additional inspection fee will apply.

Wood Destroying Insects

- A visual inspection for evidence of termite, carpenter ant, wood boring beetle and carpenter bee activity is standard with each home inspection and is included in the written report (also known as a WDI report).
- We are Connecticut DEP certified and provide the WDI report on NPMA Form -33.

Optional Testing Available

Every home and building is unique. When appropriate, additional specialized tests may be recommended by your inspector so as to provide a more complete assessment of the property. As a full service inspection company, 20/20 can save you time and effort by providing you with the following tests at the time of inspection:

- Radon In Air
- Radon In Water
- Water Quality Analysis:
Bacteria, Chemical/Physical
Lead, VOC and SOC Pesticide Panel
- Evaluation of Well Delivery System

To assure that our clients receive the very best in service, the following tests are referred to a specialist:

- Ultrasound Oil Tank Test
- Full Septic Evaluations
- Buried Tank Analysis
- Lead Paint Testing
- Asbestos Evaluation
- Mold Testing