



FOUR COUNTY

— HOME INSPECTION SERVICES, LLC —

INSPECTED ONCE, INSPECTED RIGHT!®

A home is the biggest purchase you'll ever make, so it's important to understand the condition of your investment. Let Four County Home Inspection Services, LLC, provide the thorough inspection you expect and a report you can rely on to make a confident decision.

As a Certified Professional Inspector® trained by InterNACHI®—the International Association of Certified Home Inspectors—I have the knowledge to spot problems with materials, installation and workmanship that other inspectors might miss.

I follow a comprehensive Standards of Practice, which ensures that you receive a detailed and accurate home inspection. I also abide by a strict Code of Ethics, which puts your interests first and protects your rights as a consumer.

I understand first-hand how stressful a real estate transaction can be. So, whether you're buying or building a new home, selling the one you're in, or purchasing an investment property, let Four County Home Inspection Services, LLC, give you the peace of mind you deserve to make the right choice for your family's future.

LICENSES, CERTIFICATIONS & TRAINING

- Wisconsin-Licensed Home Inspector #2844-106
- Trained and certified by InterNACHI®
- InterNACHI-Certified for Radon Testing
- BBB-Accredited Business



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— HOME INSPECTION SERVICES, LLC —

STEVEN BAST, CPI

INTERNACHI® CERTIFIED PROFESSIONAL INSPECTOR®
WISCONSIN-LICENSED HOME INSPECTOR #2844-106

262.271.0136

STEVENBAST@GMAIL.COM

WWW.FOURCOUNTYHOMEINSPECTIONS.COM



CUSTOMER CONVENIENCES

- Weekend Appointments Available
- Personal Checks & Credit Cards Accepted
- Fully Insured (GL and E&O)

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**PROUDLY SERVING
SOUTHEASTERN WISCONSIN**



MY STANDARD HOME INSPECTION

I'll inspect the structure, systems and components of the home, inside and out, from the foundation to the roof, using the latest tools and technology.

I encourage you to attend your inspection so that I can describe my process, explain my findings, point out important maintenance items, and answer all of your questions.

As a state-licensed Certified Professional Inspector® trained by InterNACHI®, I adhere to a comprehensive Residential Standards of Practice. This means that I will inspect all of the following, when visible and accessible:

- Roof
- Structural Components
- Attic, Ventilation & Insulation
- Exterior Cladding
- Porch & Deck
- Attached Garage
- Driveway
- Foundation
- Basement/Crawlspace
- Fireplace
- Electrical System
- Plumbing System
- HVAC System
- Interior, including:
 - Built-In Appliances
 - Ceilings, Floors & Walls
 - Windows/Glazing
 - Doors

Following my evaluation, I will compile my findings in an easy-to-read report, which will include detailed descriptions and high-resolution digital photos of any issues I've discovered. I'll email you your report within 24 hours, and my job isn't finished until you understand everything in it.

You will receive a FREE copy of *Now That You've Had a Home Inspection*, the home maintenance manual that includes tips for keeping your home safe and in top condition.



MY SPECIALTY INSPECTIONS

SELLER'S PRE-LISTING INSPECTION

Are you selling your home? Let me inspect it before you even list it. A Move-In Certified Seller's Inspection alerts you to any defects or problems with your home so that you can address them before prospective buyers discover them. You can then take the time you need to obtain reasonable repair estimates. Show prospective buyers that you are dealing in good faith. Avoid 11th-hour negotiations and delays, and justify your full asking price by having your home for sale inspected now.

COMMERCIAL PROPERTY INSPECTION

Let me inspect your commercial property to ensure its overall condition and safety. Remember that your liability can extend to employees, customers and occupants, so make sure that your building's structure, electrical, plumbing and HVAC are functioning properly and safely. If there are issues that need addressing, I can make the appropriate recommendations for licensed professionals who can advise you on specific maintenance and repairs.

MULTI-UNIT HOUSING INSPECTION

I can inspect your investment/rental property having up to four separate residential units. Please contact me for more information.

MOBILE/MANUFACTURED HOME INSPECTION

I will inspect your mobile or manufactured home for defects that are specific to those types of structures, including fire safety issues, and the plumbing, heating and electrical systems, as well as the home's body, frame and foundation requirements. I will also check for affixed seals that certify that the home was built in compliance with U.S. federal housing codes.

RADON TESTING

Although radon is a naturally occurring gas in our environment, it is also the second leading cause of lung cancer deaths in the U.S., according to the Surgeon General. Radon is colorless and odorless, but in elevated amounts indoors, it can be deadly. Nearly one out of every 15 homes is estimated to have elevated radon levels. The Surgeon General and the Environmental Protection Agency recommend testing all houses. Millions of Americans have had their homes tested for radon, and you should, too.

NEW HOME INSPECTION

After your home is built, I will inspect it to confirm that the work was done properly and according to your specifications and contract, and I will help you devise a punch list for your contractor of any missing or deficient items before you issue final payment.

CALL 262.271.0136 TODAY TO SCHEDULE YOUR INSPECTION!