

Your Certified and Trained Home Inspector:
John Scaparo, NACHI Certified #109041012

National Association of Certified Home Inspectors (InterNACHI)

- I have successfully passed all NACHI's Inspector Examinations.
- Passed Standards of Practice Exam
- Passed Code of Ethics Course
- Adhere to Standards of Practice
- Abide by a Code of Ethics
- Attend required continuing education courses, and NACHI Certified .
- I am a member in good standing of the National Association of Certified Home Inspectors (InterNACHI).
- I fulfill 24 hours of Continuing Education every year.
- I am available on weekends.
- I generate easy-to-read electronic inspection reports.

American Home Inspectors Training Institute (AHIT)

I have been professionally trained and certified by a licensed trainer to perform home inspections. AHIT is recognized as the national leader in home inspection training.



**I am the quality home inspector
you want to hire!**

Benefits of a Home

A home inspection is important in any real estate transaction. As a Certified Home Inspector, my inspection report provides an unbiased, detailed yet easy-to-read report of the visible existing conditions of the property, its major systems and components of the home you are about to invest in or sell.

A quality home inspection will give you peace of mind in your purchase or sale.

I strongly encourage you to attend the inspection so that you can see the items I am inspecting and ask questions about them. This will help you understand the easy-to read report and prevent possible misinterpretations.

Innovative Home Inspection is dedicated to using a common sense approach to delivering the highest level of service possible to my clients.

Certified Home Inspector

Proudly Serving Your Area and Southeast Michigan and Metro Detroit Including Ann Arbor, Canton, Plymouth, Novi, Livonia, Westland, Wayne County, Washtenaw County, Oakland County, Monroe County

**Schedule Appointment Today
734-664-5853**

**john@InnovativeHomeInspection.com
<http://www.InnovativeHomeInspection.com>**

**Innovative
Home Inspection**

Call For Quote Today (734) 664-5853

***Helping To Secure
Your Home Investment***



**Inspected Once,
Inspected Right.**



Home Inspection Services:

General Pricing

Please call us and we would love to tailor an Inspection around your needs. Even though the price of your home Inspection may seem a little bit expensive, it is minimal, compared to the price you are paying for your home, or potential costly repairs.

Home Buyers Inspection

I use an easy to read narrative reporting system. My home inspection field checklist includes over a 500 points I thoroughly evaluate. My on-site computer generated home inspection report includes a Report Overview with digital photos and detailed description of the positive attributes and defects you what to know about. All major components of the home and it's structure will be inspected.

Home Sellers Inspection

When you're selling your home, you want it to show at its best. The less a home inspector finds, the better your home will look to the prospective buyer. Your home's components will be inspected and we will ensure that you catch and correct minor defects before they become a bargaining chip for the home purchaser, and provide you with the peace of mind that your home listing will show at its best.

Walk-Through Inspection

I quickly find and verbally convey any visual defects to you which you may want to address before buying or selling. I also recommend all my clients a Walk-Through Re-Inspection prior to closing to make certain that no new problems have occurred and that defects or repairs identified during the initial inspection have been corrected. A written report and photos are not included in the walk-through inspection.

Current Home Owners Inspection

This is a great way for the current home owner to have their home inspected by a InterNACHI Certified Home Inspector. I will visual inspect all the components of the home to identify any major defects or required maintain items to keep your home system operating properly. A written summary report and maintenance checklist will be provided at the end of the inspection.

Review my Standards of Practice at www.nachi.org/sop.htm for complete details.

Innovative Home Inspection prides itself on supporting people who need an honest and competent real estate inspection service. We uses a computer generated reporting system with digital photos that are detailed, yet easy to read. We will identify the home's condition and explain in detail how to make any necessary corrections. You will receive an on-site written Inspection Overview Report of the observations and recommendations and receive a detailed [Personalized report](#) within 48 hours from day of inspection.

- On-site written Inspection Overview Report highlighting the most important findings
- Detailed report within 48hours of inspection
- Online and easily accessible 24/7
- Clear, concise, easy to read format
- Digital photos with detailed descriptions
- Free CD Inspection Reference Guide highlighting Home Maintenance Recommendations, Cost of Repairs and other tools.
- Gift donation to a [Local Homeless Shelter](#) in your name. That's our way to give back to the community that supports us and a small way to say thank you for selecting us.

My Full Inspection Includes:

- Roof, vents, flashings, and trim,
- Gutters and downspouts,
- Skylight, chimney and other roof penetrations,
- Decks, stoops, porches, walkways, and railings,
- Eaves, soffit and fascia,
- Grading and drainage,
- Basement, foundation and crawlspace,
- Water penetration and foundation movement,
- Heating systems,
- Cooling systems,
- Main water shut off valves,
- Water heating system,
- Interior plumbing fixtures and faucets,
- Drainage sump pumps with accessible floats,
- Electrical service line and meter box,
- Main disconnect and service amperage,
- Electrical panels, breakers and fuses,
- Grounding and bonding,
- GFCIs and AFCIs,
- Fireplace damper door and hearth,
- Insulation and ventilation,
- Garage doors, safety sensors, and openers,
- And much more



My Promise to You

Choosing the right home inspector can be difficult. Unlike most professionals, you probably will not get to meet me until after you hire me.

Furthermore, different inspectors have varying qualifications, equipment, experience, reporting methods, and yes, different pricing. One thing for sure is that a home inspection requires work, a lot of work. Ultimately a thorough inspection depends heavily on the individual inspector's own effort.

If you honor me by permitting me to inspect your new home, I guarantee that I will give you my very best effort. This I promise you.



John Scaparo
Owner / Certified Home Inspector
Innovative Home Inspection, LLC