

Client Comments

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“Thank you for such professionalism from the very first contact through the entire inspection. We have already highly recommended your service.”

“We felt the inspection was very thorough and are much more comfortable purchasing the house knowing everything that needed looking into up-front.”

“Your service stands out as a bright (helpful) spot in a tough house buying situation thanks so much.”

“We were quite impressed with the personal attention we received in the visual walk-through and the very impressive easy to read report. The photos proved to be very helpful.”

“Thank you for your service and detailed inspection. We look forward to your service for the future on other homes.”

“3rd time I have used your services. You are my Home Inspectors for life!”

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Call and let us Help You 407.865.6313

Peace of Mind



Qualified & Experienced Inspector

State Licensed Home Inspector #HI344

State Certified Code Inspector #BN2465

One-and Two-Family Dwelling Inspector
building, electrical, plumbing, mechanical

ASHI Certified #210905

American Society of Home Inspectors

FABI Member #RPI-0529

Florida Association of Building Inspectors

ICC Certified Code Inspector #5185695

Residential Combination Inspector
building, electrical, plumbing, mechanical

ITC/BSI Certified #32939

Building Science Thermographer Infrared
Training Center/Building Science Institute



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Your
Home
Inspection
Source



by Mid Florida Home Inspectors

Providing the answers that you need and the service that you deserve



No homes are perfect:

Although on the surface a home may appear to be in good shape, our inspection experience tells us that in addition to typical minor problems, significant deficiencies and safety hazards affect many homes.

Also, major maintenance and repair costs, such as roof replacement or replacement of air conditioning equipment, may be a near term or immediate concern that you should be aware of.

HomeFacts:

We understand the importance of our service to you and the trust that you place with us. We are committed to performing a comprehensive inspection which delivers the facts you need to make sound and confident decisions.

All inspections are performed by the owner-inspector to ensure that our clients always receive a comprehensive level of experience and commitment.

Detailed reports:

Home Inspection findings are presented in a comprehensive report which clearly describes encountered conditions and also provides photographic evidence of apparent defects and deficiencies.

Your password protected inspection report is made available on our website the same day. We also Priority Mail a report package to you that includes the text and photographs both printed and on a CD disk.



Services:

Our services include new home inspections, pre-purchase inspections, "one-year warranty" inspections, insurance inspections, infrared imaging inspections, and inspections limited to specific areas of the home or specific issues and concerns.

Fees for our services are based upon the type and scope of inspection which is desired. Complete home inspection fees are generally based upon the size and age of the property (fees for most homes is in the range of \$315-545). Please call us concerning your specific needs

What's Inspected

A partial listing of the many items observed during the inspection

Roof: roof covering (shingles, tiles, etc.), flashing and sealing materials, skylights, chimneys, roof penetrations, ventilation, guttering

Structural: roof framing and sheathing, wall and floor structures, foundations attached structures (porches, decks, etc.)

Exterior and grounds: siding and trim, soffit and fascia, flashing, windows & doors, driveways and entrance walkways, grading of the ground around the house

Electrical: service equipment, general circuit wiring, distribution panels, disconnect panels, light fixtures, ceiling fans, switches & receptacle outlets, GFCI and AFCI breakers

Heat & A/C: air conditioning and heat pump equipment, electrical supply, air handler and furnace equipment, condenser and evaporator coils, condensate drain, supply and return ducting

Plumbing: water heater, water supply piping, hose bibs, waste and vent piping, fixtures, toilets, sinks, showers and tubs, and more

Interior: walls, floors, ceilings, fireplaces, stairways, and more

Also: kitchen built-in appliances, swimming pools and lawn sprinkler systems



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