

## Major components of the Inspection

\* The following visible and readily accessible components and systems are included in the inspection:

Foundation, siding, walkways, driveways, patios, perimeter grading and drainage

Roof systems including condition, material, eaves, soffits, fascias, flashing, skylights, chimneys, penetrations, rain gutters & downspouts

Exterior including walls, siding, doors, decks, windows, porches, steps & railings

Interior including floors; walls; ceilings; windows, stairways; railings; garage doors, openers, and associated safety devices; countertops & cabinets

Plumbing system interior supply and distribution; drain, waste & vent systems; water heating equipment, vents & supply systems; flues & chimneys; fuel storage and distribution; sumps & sump pumps; functional supply and waste water flow

Heating and Cooling systems

Electrical system including service drop; service entrance conductor & cables, service and sub-panels for condition, proper over current protection & grounding; sampling of switches, receptacles and ground fault protective devices

Basement & accessible attics and crawl spaces

Insulation and ventilation

Much more

\*Please see the National Association of Certified Home Inspectors Standards of Practice at: [www.nachi.org/sop.htm](http://www.nachi.org/sop.htm) and the NYS Standards of Practice for Home Inspectors (Draft) at [www.dos.state.ny.us/lcns/homemain.htm](http://www.dos.state.ny.us/lcns/homemain.htm).

**CERTIFIED  
RESIDENTIAL  
INSPECTOR**

*"Inspected once,  
Inspected right"®*

[www.Nachi.org](http://www.Nachi.org)



A Home Inspection helps ensure that home buyers are well informed about their potential purchase. Few if any houses are perfect and all require periodic maintenance and repair. Your report will help you anticipate existing and near term potential maintenance concerns, potential safety issues and other significant information you should be aware of before making your final decision.



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NYS Home Inspector License # 16000019077



## Helping You Make A Wise Real Estate Decision

We have been involved in home remodeling, repair, and maintenance activities for over 35 years. Expertise includes urban properties with public utilities as well as rural properties



Member of the National Association of Certified Home Inspectors

with private water and septic systems. Our inspection covers the major systems of residential buildings including heating, cooling, plumbing and electrical and various other structural components including the foundation, roof, interior and exterior components as required

by the New York State Real Property Law Article 12-B , Home Inspection Professional Licensing. We will respond promptly and courteously to your home inspection request, conduct a thorough and professional inspection of the residence and provide a comprehensive checklist report at the conclusion to the client or client's representative. We will also be available after the inspection should you have any further questions about the inspection prior to or following the sale. Remember, we work for you.

## HOME INSPECTIONS FEES

Effective May 1, 2008

### Residential Inspections:

Single family to 2500 sq ft	\$300
Each additional 500 sq ft	+\$50
100 years or older single family	+\$50
Multi-family per additional unit	+\$50

Single family rates are based on one heating system, one AC system, one kitchen. Each additional heating system, AC system and/or kitchen will be \$+25.

Partial home inspections are available for specific items such as plumbing, heating or electrical systems; roofs and various other systems & components. The minimum fee is \$150 which includes travel and 45 minutes at the site with additional time at \$75/hr.

Our inspection rates are based upon properties located within 25 miles of Oswego. Please contact us for charges for more distant locations.



## Related Services

### Well flow test:

With Home Inspection	\$50
Well test only	\$140

### Septic dye test:

With Home Inspection	\$80
Dye test only	\$140

### Radon Testing:

Please call for information and pricing.

**Notes:** Air-conditioning systems will only be inspected when the outside air temperatures have been above 65°F for at least 12 hours. We will return to inspect the system at no additional charge when conditions permit if the client requests.

Roofs, walkways, decks and patios cannot be inspected if snow covered at the time of the house inspection. We will return to inspect these items at no additional charge when conditions permit if requested by the client.