



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 HomeRecon Inspection Services 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 HomeRecon Inspection Services give you the peace of mind you deserve to make the right choice for your family's future.

LICENSES, CERTIFICATIONS & TRAINING

- Illinois-Licensed Home Inspector #450.011919
- Trained and certified by InterNACHI®
- 20+ years' experience in HVAC and property maintenance management
- Associate's Degree in Maintenance Mechanics Technology (including Refrigeration Certificate) from the ESCO Institute



RYAN HOMER, CPI

INTERNACHI® CERTIFIED PROFESSIONAL INSPECTOR®
ILLINOIS-LICENSED HOME INSPECTOR #450.011919

217-481-5300

CONTACTHOMERECON@GMAIL.COM
WWW.HOMERECONSERVICES.COM

CUSTOMER CONVENIENCES

- Evening & Weekend Appointments Available
- Personal Checks Accepted
- Fully Insured (GL and E&O)
- Pet-Friendly!



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PROUDLY SERVING CENTRAL ILLINOIS



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.

ANNUAL HOME MAINTENANCE INSPECTION

Especially if you're a new homeowner, an Annual Home Maintenance Inspection can help you understand and plan for the demands of maintaining your home properly. Some tasks are seasonal, and some items require more frequent attention. Let me help you start on the path of responsible homeownership by identifying any issues, and educating you about what should be done each year to keep your home in top condition. Even if you're a veteran homeowner, my inspection can verify whether your home's maintenance is sufficient, or whether any problems have developed during the past year.

INVESTMENT PROPERTY INSPECTION

If you're investing in a rental property, or a second or vacation home, this inspection covers the same items that are evaluated in my Standard Home Inspection, and it will help you budget for any necessary repairs and upgrades due to deferred maintenance, age, and other issues.

RENTER'S INSPECTION

Let me inspect your rental unit upon your move-in to document its condition and any issues with it so that you can avoid any disputes with your landlord upon your move-out.

SELLING YOUR HOME?

10 TIPS TO SPEED UP YOUR HOME INSPECTION

1. Confirm that the water, electrical and gas services are turned on (including pilot lights).
2. Make sure your pets won't hinder your home inspection. Ideally, they should be removed from the premises or secured outside. Tell your agent about any pets at home.
3. Replace burned-out light bulbs to avoid a "light is inoperable" report that may suggest an electrical problem.
4. Test smoke and carbon monoxide detectors, and replace dead batteries.
5. Clean or replace dirty HVAC air filters. They should fit securely.
6. Remove stored items, debris and wood from the foundation. These may be cited as "conductive conditions" for termites.
7. Remove items blocking access to HVAC equipment, electrical service panels, the water heater, attic and crawlspace.
8. Unlock any locked areas that I must access, such as the attic door or hatch, the electrical service panel, the door to the basement, and any exterior gates.
9. Trim tree limbs so that they're at least 10 feet away from the roof. Trim any shrubs that are too close to the house and can hide pests or hold moisture against the exterior.
10. Repair or replace any broken or missing items, such as doorknobs, locks or latches, windowpanes or screens, gutters or downspouts, or chimney caps.

Checking these areas before your home inspection is an investment in selling your property. Better yet, have me ensure that your home is Move-In Certified. Your real estate agent will thank you!

CALL 217-481-5300 TODAY TO SCHEDULE YOUR INSPECTION!