

Accurate Inspections, Inc.

Specializing in Pre-purchase Home Inspections

“We have put our Clients first since 1993.”

Michael Del Greco
President

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Member
#102273

Home Inspector
License #
GI0121

Present this coupon to receive \$20⁰⁰ OFF a Full Home Inspection!

Limit one coupon per home inspection, not to be combined with any other discounts.

SERVICE

Between the hours of 8 AM to 6 PM seven days a week you will speak to a trained full time professional who has worked for us for at least ten years. You will NOT get a disinterested call center or an inspector rushing you off the phone while he is inspecting another home. Many inspection companies run a one person operation, trying to perform all the office, marketing, accounting and inspection duties themselves to avoid the expense of staffing the company. In the end the customer suffers. Once the inspection is performed it is difficult to get your reports in a timely manner and your questions answered. Something has to give and post inspection support is one easy area for the one man shop to save a few dollars.

Accurate Inspections, Inc. tells our client, in no uncertain terms, what is wrong in the home, why it is wrong and what must be done to cure the problem. We obtain most our work from client and attorney referrals. We only work for your clients not for their realtor.

Most home inspections take our inspectors two to three hours, however there is no time limit should the home you purchase prove to be more complex. The time spent at the property depends on the age, size and condition of the house as well as the complexity of the systems as well as answering all your questions during the inspection. Some inspectors spend as little as 45 minutes at a house to allow them to schedule 4 to 5 inspections for an inspector per day. How else can they charge so little?

All of our home inspection reports are posted to the internet and mailed to the client and attorney the next day. You will never have to call and ask where your report is or if it is "lost in the mail".

Our clients appreciate our prompt, courteous service, our professional manner and realize the value of having an inspection by professional and experienced inspectors.

Our inspection reports include comments typed by the inspector who inspected the home detailing what is wrong, why it is wrong and what has to be done to correct it. When problems are unsafe or hazardous we will say so in a clear manner in order to make negotiations easier.

We will provide you with a customized Home Inspection Book detailing the problems in the home with detailed back up information regarding the problems we find. We will not provide you with a generic home repair book with little or no relevant information. Economical check list reports with vague language do more to protect the home inspector than the home buyer by not providing enough information for you to obtain concessions from the seller.

When a problem is discovered during a home inspection sellers frequently dispute the home inspectors findings. With other inspection reports you are relying solely on the inspectors word with no additional backup to support your argument. Our report provides you with valid authoritative references to substantiate our inspectors evaluation. These references not only give you the additional backup to support your argument, they also help you understand the problems and provide you with solutions.

All of our inspection reports include a detailed pre-closing walk through Guide. Conditions in the house may change between the time of your home inspection and your closing. This is especially true if the home is occupied prior to closing. Your pre-closing walk through is your opportunity to inspect the house unfurnished for any hidden defects and or for any conditions that have changed after your inspection was performed. We provide you with a comprehensive guide and checklist so that you can perform this critical last inspection (typically right before your closing) systematically and thoroughly. This list can then be taken to your closing to have any defects addressed before you close.

All of our employees including office staff and inspectors are full time employees.

Our inspectors are Licensed by New Jersey as Home Inspectors and Radon Measurement Technicians. We do not save money by having less qualified and less expensive employees retrieve radon canisters. Even though it is illegal (and not in your best interest) some inspection companies recruit the homeowner or Realtor to retrieve the radon test and mail the test to the lab. This saves the company time and money by not having to return to the property but does the client a great disservice.

EXPERIENCE

All our inspectors biographies and credentials are on our website. Most inspection companies don't put the individual inspectors backgrounds on their website. They make vague generalizations about their experience so that you really have no idea of what the individual inspectors experience and credentials are.

Many inspection companies tout the number of years of construction experience their inspectors have because they have very little actual home inspection experience. Prior experience in related fields is a plus but what you should be looking for is a seasoned home inspector not a seasoned construction worker.

The owner of the company has taught all aspects of the New Jersey State mandated home inspector classes as well as continuing education classes for other home inspectors.

All of our inspectors obtain a minimum of three days continuing education per year in order to provide you with excellent service and to keep up with changes in technology.

REPUTATION

Accurate Inspections, Inc. has been in business since 1993. During that time many home inspectors have been forced to discontinue operating under their original name due to bankruptcies and/or lawsuits. They simply close one company and open up under a different name.

Accurate Inspections, Inc. is the only company we know of who posts all comments made by each and every client to their web site weekly in order to provide future clients with an up to date report of how we are doing! www.AccurateInspections.com/testamomial.html

Accurate Inspections, Inc., is one of ten home inspection companies in the state who have signed a "No Conflict of Interest Pledge" Only inspectors who do not solicit referrals from Realtors can be 100% candid with our client. 70% to 80% of most home inspectors business comes from Realtors. Those inspectors must tread a fine line when writing your report. Inspectors who provide too much information to clients can lose future Realtor referrals. All we care about is you!

All of our inspectors are Members of ASHI (American Society of Home Inspectors)

There are many organizations which will provide you with membership. Their only requirement is that you pay their dues. ASHI is the oldest and most recognized inspector organization because it has the strictest requirements for becoming and maintaining membership.

Accurate Inspections, Inc. has been in business since 1993 with the same owner. Many companies are franchises (be sure to ask if the company is a franchise). Some will tell you the number of years the parent franchise company has been in business. What you want to know is how long the individual franchisee has been in business. Be aware that when you are looking at a website of a franchised business it gives you no relevant information about the franchisee you are hiring

Accurate Inspections Inc., has performed over 7,000 home inspections. When asking this of a franchisee be sure you specify that you want to know how many home inspections the franchisee has performed, NOT how many the parent franchise company has performed.

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Web Site: <http://AccurateInspections.com>

RE: Neighborhood Environmental Report

We offer clients the option of ordering EDR Neighborhood Environmental Reports™ with or without a home inspection. The EDR Neighborhood Environmental Report™ identifies potential environmental risks such as leaking underground tanks, landfills and toxic waste sites on or near a property that may threaten a family's health or the value of their investment. Consumers preparing to buy or sell a home, as well as existing homeowners, now have the opportunity to conduct an even more thorough inspection of a property that will help them protect their health and investment.

Developed by Environmental Data Resources, Inc. (EDR), the leading national provider of environmental risk information, the comprehensive, easy to read report is being offered to meet growing demand for pre-purchase information for attorneys home-buyers and sellers in the U.S. The reports are generated from the largest collection of local, state, federal and proprietary environmental records in the U.S. and provide important information on known and potential contamination that exists on or in the vicinity of a property.

While the reports most often give many properties "a clean bill of health", home buyers are always much better off uncovering any potential environmental issues up front, as opposed to retroactively addressing a problem after a sale has been completed.

Neighborhood Environmental Reports cover the entire U.S. and provide records of contamination that could cause serious health problems as well as property devaluation. Homes that are contaminated often show no visible signs of the dangers they pose to residents through toxic air, water or soil problems. Examples of issues the report screens for include leaking underground storage tanks, landfills, defense sites, hazardous waste sites, Superfund sites and former methamphetamine ("meth") drug laboratories.

For nearly 20 years, environmental information has been a part of commercial real estate transactions. EDR has now created a report for consumers in response to the growing trend of residential buyers wanting or even expecting increasing amounts of information before making important decisions; whether purchasing a car, making a health-related decision or investing in a home," said Robert Barber, CEO of EDR. "Part of this 'due diligence' trend is an increasing demand for expertly prepared environmental information."

The fee for the report is \$125.00, it is usually delivered via fax or e-mail within 24 hours.