

**A home is probably the most significant investment that a person will make in their lifetime... So why not know as much about it as you possibly can?**



Whether you are buying, selling, or just looking for a professional review on the condition of your home, **Pinnacle Inspections** has the expertise to provide you with the necessary information to make a well informed decision. We inspect hundreds of items in and around the home including structural and mechanical components, safety features, landscaping and drainage affects, and future maintenance needs. We then take our findings and format them into a computerized, easy-to-read report that will help you assess your home's condition.

As a home buyer you'll gain confidence in your choice of homes and feel assured that your family will have a safe and healthy living environment. As a homeowner you can show prospective buyers that your home is ready to provide many more years of comfort and protection, which can help sell your home faster!, or simply get your house on the right track to preservation.

At **Pinnacle**, we also give you a choice of two reports; both are performed to the ASHI (American Society of Home Inspectors) Standards of Practice but our *Preferred Report* provides extra services that are extremely valuable, and we include photographs to illustrate our findings. Regardless of which report you choose, **Our goal is to provide safety and peace of mind for your family.**

Description of Service	Preferred	Basic
A comprehensive review of safety, structural, mechanical components, and landscape affects.	✓	✓
Room by Room reporting so you know exactly where concerns are located	✓	
Photographs integrated into the report (as necessary)	✓	
Carbon monoxide test	✓	✓
Water hardness evaluation	✓	
Test the operation of appliances (if applicable)	✓	
Tagging of major shut-off valves	✓	
Recording of the major mechanical's model and serial numbers for easy reference	✓	
A computerized report emailed to you within hours	✓	✓
A printed and bound report delivered (local) within 24 hrs	✓	
A CD of all photos taken	✓	

Please note: a Basic Report may not be valid when purchasing some third-party home warranties.

**Call 651-429-8882 to schedule an appointment or to get more information.**  
**Present this flyer at the inspection and receive \$25 OFF a full inspection.**  
 (One discount allowed per inspection)



651.429.8882:Office  
 651.324.4049:Cell  
 www.pinnacle-inspections.com  
 Wisconsin Lic. # 1467-106

**Tom Miller**  
 Certified Home Inspector



**Pinnacle**  
 Inspections, Inc.

Providing inspections throughout the TC Metro and Wisconsin.