



## The Three Biggest Threats to Your Client's Greatest Investment and Your Credibility!

### And what you can do about it today!

**The facts cannot be denied**, for the longest time many in the home inspection industry have believed that home inspections alone fall short of providing our clients the information they truly need about their homes to make the most informed home buying decision.

#### How do we catch the three biggest threats to our clients investment?

Traditionally, the home inspection was limited to a visual and accessible standard and our fear with every inspection has been "what's behind the wall that we cannot see."

- Is it mold?
- Is it moisture?
- Are there termites?

**The risk is too great, the litigation too real and you clients are too important.**

#### The New Industry Standard.....

##### Introducing The Five Star Home Assessment.

- Inspecting for mold
- Observing hidden moisture
- Analyzing Structural Damage by Termites

The Five Star Home Assessment broadens the scope and depth of the experience for the client, and is truly educational. A Five Star Home Assessment will include a full ASHI certified home inspection, the wood destroying insect inspection (termites), an EPA visual mold screen, a moisture report and a full infrared camera scan of the home.

#### Good-bye shallow reports and unhappy clients!

Both infrared and digital camera pictures will be included in the digital report, which can be delivered onsite or emailed to the client and the Realtor the same day as the inspection.

#### This program is so comprehensive the client gets a free re-inspection if needed...

In this comprehensive assessment, the additional inclusions are extensive, such as a free re-inspection within 45 days. The client's investment is secure and the reputation of the Realtor is intact as they are covered not once but twice.

#### The Five Star Assessment saves your client money in insurance costs and exposes dangerous appliances.

Every client will receive a four point insurance letter to help get the lowest possible property insurance premium from their insurance company, a carbon monoxide screen of combustion appliances and a RecallCHEK report on the home's appliances showing whether or not any of the appliances has been recalled. Since 9% of all homes contain at least one unsafe, recalled appliance (a potential fire hazard), we've decided this issue cannot be ignored.

**Alban Inspections is proud to pioneer this effort in our area. For additional information go to [albaninspect.com](http://albaninspect.com)**

### FROM THE DESK OF ARTHUR S. LAZEROW

#### THE FIVE STAR HOME ASSESSMENT IS A REALTOR'S BEST FRIEND

There is nothing better for the client. The **infrared camera** sees temperature differences behind walls which eliminates concerns about mold and moisture and knowing there is no fire hazard from recalled faulty appliances provides peace of mind for the client.

Realtor liability is also reduced. Alban Inspections has always offered Errors and Omissions Insurance covering the referring Realtor. Alban Inspections has also stood behind its inspections on the rare occasion when the house may have fooled the inspector who missed a defective electric outlet or plumbing fixture.

The client who selects the Five Star Home Assessment gets a rigorous review of the home. This clearly lowers Realtor liability. And if the client chooses not to avail him or herself of the full Five Star Home Assessment, gets less which results in a hidden deficiency not found, the client then bears full responsibility and cannot look to the Realtor as the culprit. Work with Alban Inspections and reduce Realtor liability!



# alban inspections

A FULL SPECTRUM OF SERVICES

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## A Full Spectrum of Services

We appreciate that not every client will want every aspect of the Five Star Home Assessment, so we will also offer a Four Star Assessment, with no termite inspection and assessments without the infrared scan, and mold and moisture

reports can be waived. Most assessments will include a re-inspection and regardless of the level of assessment desired, **every** client will receive the insurance letter, the carbon monoxide screen, and a RecallCHEK report.

ALBAN INSPECTIONS COMPREHENSIVE HOME ASSESSMENTS					
	FIVE STAR	FOUR STAR	THREE STAR	TWO STAR	ONE STAR
Home Inspection	✓	✓	✓	✓	✓
RecallCHEK	✓	✓	✓	✓	✓
4 Point Insurance Letter	✓	✓	✓	✓	✓
Carbon Monoxide Screen	✓	✓	✓	✓	✓
WDI Inspection	✓	✗	✓	✓	✗
Re-Inspection Included	✓	✓	✓	✓	✗
Infrared Survey	✓	✓	✓	✗	✗
EPA Standard Mold Screen	✓	✓	✗	✗	✗
Moisture Analysis	✓	✓	✗	✗	✗

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