



Serving Ontario, Yates, Livingston, Steuben, Monroe and Wayne Counties

CRAIG GOLISANO

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My objective:

Provide clients with the needed information to make a well-informed decision, giving them peace of mind about their purchase.

2016 Price Schedule

Less than 2000 sq. ft.	\$300
2000 - 3000 sq. ft.	\$360
3000 - 4000 sq. ft.	\$420
Greater than 4000 sq. ft.	quoted
Multi-unit	+\$100ea
Radon Test	\$60

To show my gratitude for our women and men of the US services, all service members and veterans receive **\$40.00** off their total bill.

My Background:

- New York State Licensed Home Inspector
- New York School of Home Inspection and Construction Educated and Trained.
- Actively involved in continuing education
- General Liability Insured
- 30+ years of home ownership and maintenance
- New York State Association of Home Inspectors Member
- Bachelor's Degree in Mechanical Engineering Technology and over 30 years of industry experience



Why me as your home inspector?

Mainly because I truly like doing home inspections, I am very reasonably priced and you deserve someone who will take the time and put in the effort to do an inspection right.

My home inspection is objective and is solely based on what the house is “telling” me; No-nonsense, state it exactly as it is. I will provide good recommendations on any situation than needs to be addressed. More importantly, I can provide you with a high quality home inspection giving you information to make an educated, confident decision on your sale or purchase of a property.

As you walk through the home with me, I will discuss with you what I am seeing, answer all of your questions and concerns and provide some home ownership guidance.

You will receive a copy of my detailed and thorough checklist. It describes the system items that are acceptable, marginally sufficient and/or deficient needing to be addressed. Possible problem causes and recommendations will also be included.

You will also receive a copy of an easy to read report with detailed narrative and annotated photos. This is important for a home owner to refer to as time goes on to address any changes and seek out any guidance.

You can schedule the inspection with me at your convenience 7 days a week.

Home buyer Inspection:

- A home is one of the most important purchases one will ever make.
- A home inspection is an inexpensive, all-encompassing examination of the condition of a home.
- The inspection provides a third-party objective opinion .
- The Inspection will alert you to any items or safety issues of immediate concern
- It is important to conduct a home inspection to understand what may be involved after purchasing a property.
- The inspection provides clients with the needed information to make a well-informed decision, giving them peace of mind about their purchase.

Home seller Inspection:

- A seller inspection is the ultimate gesture in forthrightness on your part and provides you with full-disclosure information for the sale process
- A seller inspection permits a clean home inspection report to be used as a marketing tool
- The inspection provides a third-party objective opinion to offer to your potential buyers
- The Inspection will alert you to any items or safety issues of immediate concern
- A seller inspection lightens 11th-hour re-negotiations

The Inspection:

The Inspection will be thorough and cover the major systems of a home:

- Exterior Surfaces and grounds
- Structural foundation and framing
- Roof and Penetrations
- Insulation and Ventilation
- Interior Rooms and Baths
- Electrical (Interior and Service entrance)
- Heating and Cooling systems
- Plumbing and fixtures

What about Radon Testing?

I like to use a short term radon test kit that remains in the home for two to several days. It is very accurate and the least expensive for my clients.

This short term kit is 2 containers of granular activated charcoal. The charcoal absorbs the radon gas from the surrounding air. At the end of the test period, I pick up the containers, seal them and mail both to the certified laboratory for analysis. The official results from the laboratory will be emailed directly to you within 2-3 business days.

What If The Inspection Reveals Problems?

You will know in advance what issues to anticipate and the safety issues that would require correction. You can then decide and choose on your course of action to affect any repairs.