



*"Inspected Once, Inspected Right."*

North Carolina Licensed & Insured Home Inspector [License #2116]

Member of the NACHI  
National Association of Certified Home Inspectors

North Carolina General Contractor License #56807

Certified by U.S. Environmental Protection Agency

HVAC Service Technician  
[Heating, Ventilation and Air Conditioning]

Member of Wilmington - Cape Fear Home Builder's Association

For an instant home inspection quote call

**910-617-SIMS**  
**(910-617-7467)**

or visit us on the web for detailed pricing and to schedule  
an appointment at a time that's convenient to you

**SimsHomeInspections.com**



YOUR GUIDE TO



**AND HOW A SMALL INVESTMENT  
CAN SAVE YOU BIG MONEY!**

*Serving New Hanover, Brunswick and Pender Counties*



## THE FACTS!

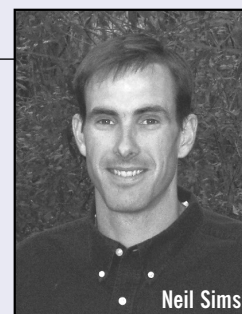
According to a recent study by the American Society of Home Inspectors  
and the National Association of Realtors:

**77%** of all recent home buyers obtained a  
home inspection prior to the purchase of their home  
and **97%** of these home buyers believe the  
service was a good value for the price.

**www.SimsHomeInspections.com**



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Inspected Right."



Neil Sims

## WHAT IS A HOME INSPECTION?

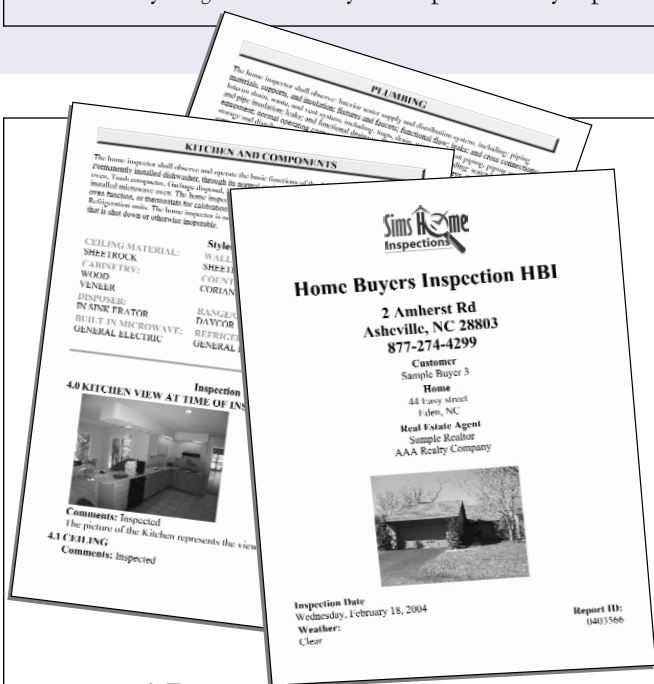
It's your insurance that there are no surprises when making one of the largest investments of your life. Hidden problems are uncovered in a thorough home inspection. It's the peace of mind that you are making the most informed and confident decision possible.

## WHO NEEDS A HOME INSPECTION?

Whether you are buying a home, selling a home or are a present homeowner it is critically important to identify problems that may exist and repairs that will have to be made. Home buyers want that "peace of mind" knowing the investment they are about to make is a sound one. Home sellers benefit from a faster sale and a better price when providing the potential buyer with a home inspection. Home owners who have their investment inspected every 4 or five years detect potential problems in the early stages before they develop into costly repairs.

## WHAT MAKES THE DIFFERENCE?

- » Your property will be inspected by a licensed general contractor
- » State of the Art reporting software providing you with inspections that are both easy to read and easy to understand
- » Inspection tools including a carbon monoxide detector, moisture meter and the latest in electrical testing provide you with top of the line safety measures.
- » Your home inspection by a qualified heating and air conditioning technician is your assurance that all systems will receive the most thorough inspection available.



## YOUR CERTIFIED Sims Home Inspections INCLUDES:

- Roof, vents, flashings, and trim
- Gutters and downspouts
- Skylight, chimney and other roof penetrations
- Decks, stoops, porches, walkways and railings
- Eaves, soffit and fascia
- Grading and drainage
- Basement, foundation and crawlspace
- Water penetration and foundation movement
- Heating systems
- Cooling systems
- Main water shut off valves
- Water heating system
- Interior plumbing fixtures and faucets
- Drainage sump pumps and accessible floats
- Electrical service line and meter box
- Main disconnect and service amperage
- Electrical panels, breakers and fuses
- Grounding and bonding
- GFCI's and AFCI's
- Fireplace damper door and hearth
- Insulation and ventilation
- Garage doors, safety sensors, and openers
- Carbon monoxide detection
- And much more

Review our Standards of Practice at [www.nachi.org/sop.htm](http://www.nachi.org/sop.htm) for complete details



Member of the National Association of Certified Home Inspectors

YOUR CERTIFIED REPORT  
WRITTEN WITH **HomeGauge**

EASY TO READ, COLOR PHOTOS  
EASY TO UNDERSTAND