

MJS INSPECTIONS, INC.



"BACK-TO-SCHOOL
SPECIAL" - A FREE
TERMITE INSPECTION
IS INCLUDED WITH
EVERY PAID HOME IN-
SPECTION 'TIL
11/1/05

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WEBSITE:

www.mjsinspections.com

Home Inspector License

#050000229 (expires 11/30/2004)

* THE ORIGINAL TERMITE INSPECTION REPORT
MUST BE RETURNED IN ORDER FOR THE INVOICE
TO BE "WASHED OUT". REPORTS RETURNED
MORE THAN 90 DAYS AFTER THE DATE OF THE
INSPECTION WILL NOT BE ACCEPTED FOR
"WASH OUT".

SERVICES AND PRICING

- ✓ *Pre-Purchase Home Inspections* are performed to the NAHI Standards of Practice and Code of Ethics. A typical single-family home can be inspected for as little as \$295.00. Townhouses are 275.00. Condominiums are 250.00. 2-Flats are \$350.00. Please call for pricing on apartment, multi-family and commercial buildings.
- ✓ *Termite Inspections* are FHA- and VA-approved and are only \$70.00 in our standard service area. *(\$10.00 cheaper than CPI!)*
- ✓ *FHA 203(k) Inspections* begin at \$550.00 for a single-family home. Our 203(k) inspections include an FHA-approved termite inspection at no additional charge!
- ✓ *FHA Roof Certifications* by a licensed roofing contractor are \$125.00 each.
- ✓ *FHA Certifications Heating, Electrical and Plumbing Certifications* are \$100.00 each and Foundation Certifications are \$125.00.
- ✓ *FHA & VA Repair Inspections* (appraisers') are \$50.00 each.
- ✓ *Radon Inspections* are \$225.00.

BENEFITS OUR CLIENTS ENJOY

- ✓ Our *"wash-out" policy* for termite inspections allows lenders, realtors, and attorneys to order termite inspections in advance without concern for the cost*. If a loan cannot be closed (for any reason), simply return the original inspection report to our office and we will promptly cancel the invoice at no cost to you!
- ✓ *Service is the cornerstone of our business.* Inspection reports are "on your desk" when you need them. Same day and Saturday service can be provided when needed at no extra cost.
- ✓ Our website, at www.mjsinspections.com, has information on home inspections, the FHA 203(k) Rehab Mortgage Program and Mortgagee Letters, and other inspection home inspection topics.
- ✓ Our *wide standard service area* includes the counties of Cook (and City of Chicago), DuPage, Kane, Lake, McHenry, and Will. Outlying areas can also be serviced if needed at a slightly higher fee (please call for details).
- ✓ Inspections are easy to order at our 24-hour fax line at (815) 254-7394. Download an order form at our website or send your order via e-mail!
- ✓ *We can e-mail your reports to you!*

CREDENTIALS

- ✓ *Certified Real Estate Inspector* by the National Association of Home Inspectors.
- ✓ Mike Savage has the personal and professional respect of past and present clients. References are available upon request.
- ✓ Member, *National Association of Home Inspectors*
- ✓ Member, *National Association of Residential Real Estate Professionals*
- ✓ *Licensed and Certified Structural Pest Control Technician*
- ✓ *FHA-Approved 203(k) Consultant/Plan Reviewer/Inspector* with over 700 successfully completed 203(k) files to our credit. *Mike Savage has current HUD approval as a 203(k) Consultant/Plan Reviewer/Inspector.*
- ✓ Fully licensed, certified, and insured for your confidence and protection. Because we participate in the NARREP-sponsored Home Inspector Insurance Plan, Real Estate Agents, Brokers, Lending Institutions, Relocation Companies, and Real Estate Attorneys are protected when you refer our services.
- ✓ We are a qualifying home inspector for the *City of Chicago Bond Loan and City Mortgage* programs. We provide these inspections at no additional cost!
- ✓ *Licensed Roofing Contractor.* Licensed by the State of Illinois as well as local licenses in Bellwood, Cicero and Dolton.

