



Western States Consulting

Home Inspection Service

259 E 900 S

Layton, UT 84041

(801) 372-6808

jim@westacon.com

Why choose Western States Consulting for your next home inspection

The Company...

- Our inspectors have extensive experience in home construction, repair and inspections. Our inspectors have past numerous inspection related tests offered by NACHI (National Association of Certified Home Inspectors)
- We encourage buyers to attend a tour of the inspection. By allowing our inspectors the opportunity to do an in-depth inspection prior to the tour it allows the Buyers a visual tour of the faults and features of the home without the necessity of attending the entire three to four hour inspection. Buyers that attend a tour have a better understanding of the property as viewed by the inspector and are better able to read and interpret the final report. The buyer's attendance also helps them understand the scope of a home inspection as well as the limitations. However if the buyer wishes to attend the entire inspection that is perfectly acceptable to our inspectors.
- An inspection can usually be scheduled within one or two days.
- We offer flexible scheduling to serve your needs, including weekend and evening appointments. However night inspections are discouraged as it limits our inspector's ability to thoroughly inspect the exterior of the home.
- A typical inspection will take roughly 3-4 hours. Some inspection companies rush through the inspection process so they can do more inspections per day, at a sometimes cheaper rate. We don't think that an incomplete inspection is worth saving a few dollars.

(over)

Our Report...

THE HOME INSPECTION

A Complete Home Inspection includes the Site/Grounds, Exterior, Structural Components, Systems, Foundation, Roof, Attic, Insulation, Ventilation, Plumbing, Electrical, Heating/AC, Garage, Kitchen, Appliances, and Interior.

ELECTRONIC REPORTS: The report will be sent to you electronically within 24 hours of the inspection. The report is narrative in nature so that you can read, in plain English, the results of the home inspection. If you attend the inspection tour the Home Inspector will review with you any recommended improvements to the home, and include digital photos taken of any problems or safety issues with a full explanation and recommendations.

The inspection fees vary depending on the size and age of the house.

PRICING

Condo/Townhome up to 2000 Square Feet \$199 (UT Average \$212)

Upto – 2000 Square Feet: \$249 (UT Average \$250)

2001 - 3000 Square Feet: \$295 (UT Average \$309)

3001 - 3500 Square Feet: \$315 (UT Average \$349)

3501 - 4000 Square Feet: \$345 (UT Average \$388)

4001 - 4500 Square Feet: \$375 (UT Average \$427)

Re-Inspection for repair verification 25% of original fee.

Radon Testing w/Inspection (Coming Soon)

Radon Testing w/o Inspection (Coming Soon)

For each additional 500 Square Feet or fraction there of add \$30.00

1st Time Home Buyers**

Special Pricing includes Up to 2000 SqFt for \$179*** and half off second inspection if done within 30 days of first inspection. Second inspection would apply to another home.

** To qualify for New Home Buyer special; client must not have owned a home within the prior 24 months.

*** Sorry no other discounts can be applied to this special.

Prices are subject to change without notice.

Our inspector will send a PDF file of your complete report to your email address and the email address of your realtor. Included is a Report Overview that will let you quickly review the recommended improvements to the home, along with photos of these items. The report is narrative in nature so that you can read, in plain English, the results of the home inspection.

If you are present for the inspection tour our inspector will also provide a printed report at the conclusion of the tour at no additional cost.

Our reports conform to (and exceed) the ASHI® and NACHI® Standards of Practice.

Call and make an appointment today!