



STEPHEN M. COOK
Co-Owner/Inspector



JAY BOWIE
Inspector

 **Home Inspection** 
www.imperialinspectionsservices.com

Imperial Inspection Services, Inc.

1074 Liberty Street
Braintree, MA 02184-8262

4 Desmond Road, P.O. Box 298
Sagamore, MA 02561

*Home/Commercial Inspections
Radon Monitor Testing –
see back page for information*

*Title 5 Septic Inspections
Lead Paint Testing
Water Analysis*

VA/Hud-FHA Insect Reports
Mass Pesticide Lic. # 28164

John R. Schultz
MA Home Inspection License #9
Stephen M. Cook
MA Home Inspection License #4
Everett (Jay) Bowie
MA Home Inspection License #196

We Work For You!
*when experience counts,
you can count on us!*

*For Our Unique Easy-to-Read Color-Coded
Home Inspection Report, Please Call*

800-440-1141 **781-843-1141**

Professional Liability / Error & Omission Insured

All the employees at Imperial Inspection Services are covered by state mandated Worker Compensation and Liability Insurance.

Why Have A Home Inspection?

By inspecting the home or commercial property with our professional inspectors, and using our written report, both buyer and seller understand the condition of the property. This will prevent any misunderstanding and reveal problems which may require your attention and consideration.

Why use Imperial Inspection Services, Inc.?

JOHN has a State Construction License #CS 012173, MA Home Inspector License #9 and has been in the construction field for over 55 years. He operated a successful home and commercial construction company for 20 years. He then entered the inspection field and has performed inspections for the past 30 years. *Available for consultation only.*

STEVE has been inspecting homes and commercial properties professionally for 27 years. Steve is a licensed MA Lead Inspector, License #I-1189, Risk Assessor, License #R-1189 and has performed lead paint inspections for the past 22 years. He is also licensed by the State of Massachusetts to perform Title 5 Septic Inspection, licensed by the EPA to perform Radon Inspection RPP #183740T, has a MA Pesticide Lic. #28164, and MA Home Inspector License #4.

JAY has been inspecting homes and commercial properties for 20 years. He holds a MA Home Inspector License #196 also MA Title 5 Inspector.

We offer a consultation period at the end of each inspection to answer your questions from 7 am to 9 pm.

When experience counts you can count on us.

We are open 7 days a week to take your calls.

Normally, home inspection can be performed within 24 to 72 hours of your call.

Areas inspected but not limited to:

<i>Exterior</i>	<i>Interior</i>
Grading and turf	Heating Systems
Foundation	Water Heater
Walls/Siding	Electric/Plumbing
Doors	Kitchen/Appliances
Windows	Rooms/Attic
Roof	Floors, Walls, Ceilings
Chimney	Structure/Insects

Inspections are recommended for buyers and sellers.

**THE REPORT IS COLOR CODED
WITH CATEGORY EXPLANATION
FOR EASY READING**

Your Home Inspection Report consists of two parts:

PART #1: *A minimum 10-page Home Inspection Report.*

PART #2: *A State Directed Supplemental 18-Page, 266 CMR 6.00 STANDARDS OF PRACTICE.*

Page #1 Cover Page

Name of buyer, location of property, type of home, real estate/firm agent, inspector's name and date of inspection and important notes.

Page #2 - 2A Notice to our Customers

Important information concerning inspection and contract with client.

Page #3 Exterior of Building/Garage

Covers 33 categories.

Page #4 - 4A Basement Utility Sheet

Covers 36 categories about Electric, Plumbing, Central Heating System, Central A/C and Heat Pump plus recommendations.

Page #5 Structure/Wet Basement

Covers 12 categories about structure and various wet basement conditions.

Page #6 Kitchen/Attic

Covers 21 kitchen categories and 7 attic conditions about structure, insulation, venting, chimney, etc.

Page #7 Bathrooms

Covers 14 categories for each bathroom.

Page #8 Rooms

Covers 11 categories for each room.

There is a total of 128 categories plus attic. Also, numerous notes and recommendations on each page of report.

Radon Monitor Testing

Imperial Inspection uses only Electronic Radon Monitors, test results can be available within 48 hours of set-up.

The test results are recorded and printed.

These results are then averaged over the testing period with EPA results and overall results. This tape is attached to your report for future reference.

The monitors are calibrated yearly, as recommended by the manufacturer.

Calibration results available upon request.

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