

# Clayhill Property Inspection Group



*The Way To Go*

## Clayhill Property Inspection Group

401 Ave. J.

Snohomish, WA 98290

(425) 508-0103

fax: (360) 862-9154

mikel@clayhillproperties.com

Dear Angela Weber,

We have been contacted by your Realtor, **David Barkman**, to perform a Property Inspection at **2:00:00 PM on 2/20/2006** for the property located at **12236 155th Avenue SE** in **Renton**. We are confident that you will find our inspection to be extremely thorough and completed in a most professional manner. We are also confident that you will find not only the final Inspection Report, but all of the materials that we will provide for you, to be extremely helpful.

Attached for your review is the Property Inspection Contract and the other supplementary information that is designed to assist you in understanding the services that we plan to provide for you. Our hope is that you will carefully read all of the information contained within these materials. If you have any questions or comments with respect to the attached materials, please contact our office as soon as possible.

### A property inspection is made up of three distinct phases . . .

The **first phase** is that Inspector's visual examination of the various systems and components that are included in an inspection. During this phase, your Inspector will visually check all of the included systems and areas that are safely and readily accessible, as indicated in your Contract. Your Inspector will take extensive notes and digital photos, which will be compiled for your written Inspection Report. Certain activities which your Inspector will undertake during this phase are definitely not "participatory sports", such as walking the roof and examining the interior of the main electrical panel. During this phase, your Inspector will need to focus maximum concentration on every aspect of the home so that, at the conclusion, all parties can be confident that the inspection has been thorough and the report is comprehensive.

The **second phase** of the Inspection is the Client Orientation. This is the time for you to get involved. During this phase, your Inspector will guide you around and through the house pointing out all of those aspects that merit your attention and explain how the home can best be cared for.

We strongly encourage our clients to be present at the inspection; however it is not necessary to be present until we are well on our way to completion of the first phase. We suggest that you arrive at the property approximately 1 ½ hours after the scheduled Inspection start time, which would be **2:00:00 PM**, for the Client Orientation. David has been notified of the scheduled time of the inspection so that we can gain access to the property and has been given the time that we have suggested for your arrival.

The **third phase** of the Inspection is the summary and presentation for the written Inspection Report. During this phase, we will complete the printing of your Report, place it in the 3-ring Report Binder and then go through it, highlighting all of its useful and educational features and answering any remaining questions which may have "popped up" at the last minute.

An average inspection can take from two to four hours, depending on the size and complexity of the property. We have allocated a specific amount of time in which to complete your inspection, therefore, if you find that your circumstances change, please notify us immediately so that we can make alternate plans and accommodate your needs.

We look forward to meeting you and sharing with you, first hand, the information that we are certain will assist you in learning about this property.

Sincerely,

Mike Lersbak  
Clayhill Property Inspection Group

[kristenw@clayhillproperties.com](mailto:kristenw@clayhillproperties.com)

(425) 508-0103 main

(425) 609-1053 fax