

square footage. A commercial inspection may last only for a few hours or a few days.

Repair Service

In conjunction with Bear Rocks Construction Company, we provide repair services for the deficiencies mentioned in the inspection report, for only those properties that we do not inspect.



What Our Clients Say About Us

Susan Reed. e-mail ReedS@ctc.com

Being new to the area and not knowing what inspector to trust, I called aaHomeInspecc after a web search. I was impressed with the amount of information on the site and made an appointment. Setting the appointment was easy and the cost was in-line with other home inspectors in the area. I was able to communicate with the company via e-mail which is an important plus to a busy person like me. Sam offered more than I expected. This was my third home purchase and this was the best inspection yet. As an engineer, Sam was able to provide me with more info on my home than any other inspector that I had worked with in the past. The post inspection report and action items list were clear and extremely helpful. I will not hesitate to recommend aaHomeInspecc and will call them again for my next house purchase.

Bob Svrcek, e-mail bobsvrcek@comcast.net

Your engineering expertise was extremely valuable in resolving several structural issues with the builder. Your inspection was a great help in developing our walk through list for the builder. Not only did you help us

in the new home, but you also saved us a considerable amount of money selling our old home. You accurately identified the species of molds in the ductwork and they were no threat to the new buyers. I will be glad to communicate with any of your future clients.

Jason Lancaster,
e-mail LancasterConculthinginc@hotmail.com

I recently purchased a house that was in my family for over 50 years. I was reluctant to get the house inspected because I thought I was very familiar with the house and would not reveal anything that I did not know about. I hired Sam to perform only a water test as required by the bank. But after talking to him for a few minutes, I realized that an average person couldn't see potential problems and existing issues even when that person was thoroughly familiar with the house. Sam gave advice and voiced concerns, which saved me thousands of dollars. Please let your clients know that they can e-mail me if they want any references.

Josh Pauls and Jenn Holcomb,
e-mail paulesj@juno.com

We are very pleased with your services, especially being first time homebuyers. Thank you. What is more important is how you keep in touch with us (and all your past clients, I presume) every month with your newsletters and other advice.

James Rivera,
e-mail James.Rivera@apg.army.mil

Thank you for a good job. Your engineering advice in basement water problem and remedy associated with it sold us the house. I am still receiving advice and information from you. Thank you.

Dr. Keith Hillkirk, e-mail rkh5@psu.edu

We found your inspection to be informative and helpful. Your background as an engineer certainly enhances your credibility. We have followed up on a number of things that you identified. We found the narrative about our house to be particularly helpful in identifying both strengths and problems with the house.

aaHomeInspecc

ASHI Certified
Inspectors and Engineers



724-875-3400



Westmoreland, Fayette, Allegheny, Washington,
Somerset and Cambria Counties

website: www.aaHomeInspecc.com
e-mail: sks73@zoominternet.net



Single Family Home	Commercial Building
Multi Family Housing	New Construction
Condos	Well and Septic
Historic and	Swimming Pool
Landmark Buildings	and Spa
FHA, VA, USDA	Radon, Mold
Structure	Foundation



Personnel

Inspections are performed by Sam Sain and Don Boggs. Sam has his bachelors and masters degrees in civil engineering and undertook doctoral studies in civil engineering. Sam is a graduate of ITA, the premiere home inspection school in the country. Sam is a full member of ASHI. Sam has performed hundreds of residential and commercial inspections. Sam is certified by PaDEP for Radon testing. Sam is also a mold specialist (Level 1 mold assessor). Sam is trained to inspect FHA, VA, and USDA properties. Sam also performs inspections for Septic and private water systems. Sam is also a certified swimming pool inspector. Don is an electrical engineer graduated from Penn State. He has his own construction company. Visit bearrocksconstruction.com. Ed Skurkay provides the professional engineering services. He is a graduate civil engineer, from the University of Pittsburgh.

Cost of Inspection

For residential structures, typical fees vary between \$350 to \$450 depending on the square footage. There are additional fees for extra services and larger homes with multiple HVAC and kitchen appliances. When ordering multiple services, for example, home inspection, radon measurement, well and septic tests, a lump sum price may be appropriate. Check our web page www.aahomeinspec.com for detailed pricing. Please call to confirm your price. For commercial and industrial buildings, the average cost is approximately 30-cents/sq ft. Please call to get a firm price.

Standards That We Follow

We follow ASHI standards and ASHI code of ethics for residential inspections and ASTM standards for

commercial inspections. We do not bid on any repair services on the property we inspect. We check for proper installation, proper functioning and safety. Aesthetics is not part of our inspection.

Residential Inspection Techniques

Our home inspection team conducts thorough non-invasive inspection of the visible and readily accessible systems and components of the property. When necessary, we use very sensitive carbon monoxide detectors for checking combustion in your furnace, gas leak detectors to check minute leaks in gas pipes, moisture meters to determine under floor or behind wall moisture problems, digital amp and volt meters to diagnose electrical problems, GFCI/AFCI testers to test electrical ground fault safety, digital dual trace thermometers to check the efficiency of HVAC system and other non invasive tools.



How About Commercial Inspection?

Commercial inspection varies. Items may include Driveway and Parking, Curbs, ADA compliance, Gates, Walkways, Storm Drainage, Fencing, Landscaping, Exterior Lighting, Signage, Foundation, Structure, Roof, Building Exterior, Building Interior, Electrical, HVAC, Plumbing, Fuel System, Elevators, and various other items. Commercial inspection requires many other professionals. We coordinate all the work.

When Do I Get My Report?

We email your report, typically the next day. We expect payment by check for the inspection service. We do not take credit cards. The report for commercial and industrial inspections take about a week.



What Items Do We Inspect in Your Home?

Surrounding grounds in relation to the structure, grading and drainage, driveway, walls, sidewalk, retaining wall, patio, decks, fences, stairs, trims, chimney, gutters and downspouts, foundation, basement and crawl space, electrical-overhead entry and panels and subpanels inside the house, bathrooms, roof system including penetrations and flashing, insulation and ventilation, fireplaces, porches, interior, kitchen, heating and air conditioning, plumbing and water heaters, fuel system, smoke detectors, laundry area, attic, garage and other components of the house. All utilities must be on and pilots lit before our inspectors can start inspection. For Radon testing, the house must be in a closed condition for 12 hours. For septic tests, septic tank lid and leach field must be accessible.

How Long Does The Inspection Take?

RESIDENTIAL

A typical 2000 sq. ft. house should normally take about 3 hours. Add an hour or less for an additional 1000 sq. ft. or fraction thereof. Swimming Pools and SPAs take about 45 minutes each. Well and septic tests take about three hours. Mold sampling takes about 1 to 2 hours depending on how many samples. Radon set up and recovery usually takes about an hour provided home owner followed the proper directives. Historic and Landmark buildings take longer and average about 4 hours.

COMMERCIAL

Commercial inspections are different. Inspection follows ASTM E-2018-99 and other standards. Clients may or may not want full inspection. It is also dependent on