



Your Best & Safest Choice

Property Maintenance Inspections

Five Star Property Inspections is taking the lead in the inspection industry, by offering home maintenance inspections. We call it the Five Star Checkup, because just like your health, your home needs a regular check up. In the course of living in a home, many home owners often overlook, or else become accustomed to seeing, deferred maintenance issues within their own home. Also, some maintenance issues aren't readily seen except by a trained professional and home owners often aren't even aware that they exist.

While some of these maintenance issues may be minor and inconsequential, many seemingly minor issues (like deteriorated caulk around windows), may lead to more serious problems (such as wood rot within walls). Issues like excessive moisture in a crawl space can lead to serious and costly structural damage. And some problems, such as bad electrical wiring or deteriorated furnace vents, are safety concerns and potentially life threatening.

Though your home isn't alive, it is still very much like a real person. It can have its bad days and good days. It can get sick when systems break down, and it can become temperamental when there are hidden problems in need of repair. In most cases, you will not know what is wrong until something breaks or someone is injured. And as with the human body, one symptom is usually a sign of a bigger problem that, if not treated or repaired, can lead to even more symptoms and much bigger problems later on.

Ironically, as large of an investment as a property is, it is maintained far less frequently than the family car though your house often costs ten to twenty times as much as your family car. But unlike what is provided for the family car, a home rarely ever receives a check-up. Instead, problems that occur in a home are typically only addressed after something breaks or after damage to its structure and systems has become so severe that you are forced to make repairs. Most homeowners give very little consideration to the fact that, if found early on, home-related problems can be addressed or repaired before those problems become so large that the expense of fixing them cause a financial strain.

But how do you know something is wrong with your home to begin with? Just as a 60,000-mile inspection and tune-up can help you to identify and prevent problems with your automobile, the only way you will be able to identify and prevent existing or potential problems with your property is to give it an inspection and tune-up, as well.

Based on various facts such as weathering and local weather patterns, normal wear and tear, and the planned obsolescence of construction materials and mechanical systems, we recommend that you schedule a home inspected every two years during the lifetime of residency in your home. And just as with a buyer-seller property inspection, we will also provide you with a detailed report about the damage we find to the systems and structure in your home.

We, at Five Star Property Inspections, can look at your entire home with trained, critical eyes and help you become aware of all of the maintenance issues regarding your home, from top to bottom, inside and out. He will also help you set priorities and make recommendations for repairs. Components evaluated include:

- Exterior
- Roof
- Electrical Service
- Heating and Cooling System
- Plumbing
- Water Heater



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- Foundation/Basement/Crawl Space
- Fireplaces and Chimneys
- Kitchen/Bathrooms/Entire Interior space
- Attic/Insulation, etc.

After we evaluate your home, we will help you to set priorities and map out a plan for making necessary repairs. Contact us today, at Five Star Property Inspections, so that you can have the "Peace of Mind" that comes from knowing that your greatest investment, your home, will remain in a "healthy & happy" condition for years to come.

Our Five Star Customer service

My Promise to You

Choosing the right home inspector can be difficult. Unlike most professionals, you probably will not get to meet me until after you hire me. Furthermore, different inspectors have varying qualifications, equipment, experience, reporting methods and yes, different pricing. One thing for sure is that a home inspection requires work, a lot of work. Ultimately a thorough inspection depends heavily on the individual inspector's own effort. If you give me the opportunity to inspect your home, I guarantee that I will give you my very best effort.

This is my promise to you.

Thank you for your trust!

Robert R Cramer