

# Insight HOME SERVICES

Providing a Full View of Your Home.

Insight Home Services has been providing professional property inspections throughout the Bay Area since 1993. We have inspected thousands of single family homes, townhouses, condominiums, mobile homes, apartment buildings, and commercial properties.

All homes have issues. The only question is, how serious are they? At Insight our inspectors know the difference between major and minor problems and know how to communicate and prioritize any issues they may find.

We are fair and honest in our business practices and adhere to the ASHI Code of Ethics and Inspection Standards. We do not solicit or perform any of the work we recommend. We are not looking for problems to repair. This assures you that our recommendations are objective and unbiased. We carry E&O Insurance as well as General Liability and Worker's Compensation.

Insight Home Services are members of the International Association of Certified Home Inspectors (InterNACHI), Santa Clara County Association of Realtors (SCCAOR), Ethical Inspectors.com and many others.



## Services and Pricing Exclusively for Matusich & Raich Property Management

**Annual PM  
Inspection**  
\$175 to 2,000sf

**Crawl Space Only**  
\$125 to 2,000sf

**Full Inspection**  
\$415 to 2,000sf

### Structural System

Foundation Slab	X		X
Concrete Foundation	X	X	X
Piers, Posts, Mudsill/Sill Plate, Beams and Girders, Sub Flooring, Seismic Considerations, Crawl Space Moisture, Ventilation, Vapor Barrier and General Comments			
Basement	X	X	X
Floor, Walls, Moisture, Stairs, Railings			
Ventilation			
Wall Framing			X
Attic Area			X
Joists, Rafters, Purlins, Collar Ties, Roof Trusses			
Roof Sheathing, Beam w/T&G Deck, Attic Access, Pest Control, Moisture, Ventilation			

### Plumbing System

Main Service			X
Main Supply, Shut Off Valve, Pressure Regulator			
Distribution Service	Partial	Partial	X
Supply Piping (in crawl), Water Pressure, Exterior Plumbing			
Gas Plumbing	Crawl Only	Partial	X
Gas Meter Installation, Piping			
Disposal Service		Partial	X
Cleanouts, Drain & Waste Lines, Vent Lines			

### Water Heater

Water Connections	X		X
Heating Elements	X		X
Gas Supply, Ignition System, Burner, Venting, Combustion Air, TPR Valve			
Installation Concerns	X		X
Seismic Restraint, Other Items, Insulation, Recirculation System, Electrical System			

### Building Ext & Site

Site Items			X
Grading & Drainage, Driveways, Walkways, Public Curb & Sidewalk, Retaining Walls, Fences & Gates,			
Patio and/or Decks			X
Decks, Railings, Supports, Coverings			
Deck Railings			
Porch and/or Balcony			X
Porches, Balconies, Railings, Stairs			
Building Exterior			X
Siding, Trim, Eaves, Soffits, Fascia, Doors, Flashing, Doors, Windows, Glass & Glazing, Wells, Vents, Paint & Stain, Downspouts, Vegetation Concerns			
Garage	Fire Safety Only		X
Floor, Structure, Ceiling, Walls, Stairs, Railings, Fire Separation, Fire Safety, Personnel and Vehicle Doors, Ventilation			

### HVAC System

Heating	Partial	Partial	X
Combustion Air, Air Supply, Electrical, Fuel Supply, Ignition & Controls, Exhaust Venting, Distribution System, Outlets & Registers, Controls			
Energy Conservation Features/Insulation	Insul in Crawl Only	Partial	X
Cooling System			X
Type, Filter, Electrical, Compressors, Condensers, Evaporative Coils, Refrigerant Lines, Evap. Cooler, Ceiling Fans, Whole House Fan			

**Services and Pricing Exclusively for  
Matusich & Raich Property Management**

**Annual PM  
Inspection**  
\$175 to 2,000sf

**Crawl Space Only**  
\$125 to 2,000sf

**Full Inspection**  
\$415 to 2,000sf

**Roof System**

Surface			x
Surface Concerns, Flashings, Vents, Gutters			
Antennas, Solar Collectors, Vegetation Concerns			
Skylights			
Chimney			x
Review and Push, Flashings, Crickets			

**Electrical System**

Service Delivery			x
Service Drop, Grounding, Meter, Capacity			
Panels	Partial		x
Disconnects, Distribution Panels, Subpanels, Conductors			
Interior	Detectors Only		x
Wiring, Switches, Lights, Receptacles, GFCI, Smoke Detectors, CO2 Detectors			
Exterior			x
Wiring, Switches, Lights, Receptacles, GFCI			
Garage			x
Wiring, Switches, Lights, Receptacles, GFCI			
Knob & Tube Wiring			x

**Interior Components**

Interior Surfaces			x
Walls, Ceilings, Floors, Doors, Closets, Windows, Skylights, Stairs, Railings	Partial		
Fireplace(s)			x
Kitchen	Under Sink Only		x
Sink, Hot Water, Drain Separation, Cabinets and Countertops, Cooktop, Range, Oven, Garbage Disposer, Dishwasher, Refrigerator, Microwave, Trash Compactor, Exhaust			
Bathrooms	Partial		x
Bathtub, Shower & Surround, Sink, Toilet, Bidet, Showerheads & Tub Spouts, Enclosure, Supplies, Faucets & Drains, Cabinets and Countertops, Ventilation			
Laundry Area	Vents & Connections		x
Connections, Vents, Ventilation, Laundry Tub, Supplies, Faucets & Drains			

**Identify any Product Recalls**

Provide data for (free) repairs. Continual monitoring for future recalls.	Add \$39.95	Not Avail.	Add \$39.95
---	-------------	------------	-------------

**Wood Destroying Organism Inspection (Termites)**

Inspection with repair estimates included.	Add \$175	Add \$175	Add \$175
--	-----------	-----------	-----------

### Services and Pricing Exclusively for Matusich & Raich Property Management

**Annual PM  
Inspection**  
\$175 to 2,000sf

**Crawl Space Only**  
\$125 to 2,000sf

**Full Inspection**  
\$415 to 2,000sf

#### Structural System

Foundation Slab	X		X
Concrete Foundation	X	X	X
Piers, Posts, Mudsill/Sill Plate, Beams and Girders, Sub Flooring, Seismic Considerations, Crawl Space Moisture, Ventilation, Vapor Barrier and General Comments			
Basement	X	X	X
Floor, Walls, Moisture, Stairs, Railings			
Ventilation			
Wall Framing			X
Attic Area			X
Joists, Rafters, Purlins, Collar Ties, Roof Trusses			
Roof Sheathing, Beam w/T&G Deck, Attic Access, Pest Control, Moisture, Ventilation			

#### Plumbing System

Main Service			X
Main Supply, Shut Off Valve, Pressure Regulator			
Distribution Service	Partial	Partial	X
Supply Piping (in crawl), Water Pressure, Exterior Plumbing			
Gas Plumbing	Crawl Only	Partial	X
Gas Meter Installation, Piping			
Disposal Service		Partial	X
Cleanouts, Drain & Waste Lines, Vent Lines			

#### Water Heater

Water Connections	X		X
Heating Elements	X		X
Gas Supply, Ignition System, Burner, Venting, Combustion Air, TPR Valve			
Installation Concerns	X		X
Seismic Restraint, Other Items, Insulation, Recirculation System, Electrical System			

#### Building Ext & Site

Site Items			X
Grading & Drainage, Driveways, Walkways, Public Curb & Sidewalk, Retaining Walls, Fences & Gates,			
Patio and/or Decks			X
Decks, Railings, Supports, Coverings			
Deck Railings			
Porch and/or Balcony			X
Porches, Balconies, Railings, Stairs			
Building Exterior			X
Siding, Trim, Eaves, Soffits, Fascia, Doors, Flashing, Doors, Windows, Glass & Glazing, Wells, Vents, Paint & Stain, Downspouts, Vegetation Concerns			
Garage	Fire Safety Only		X
Floor, Structure, Ceiling, Walls, Stairs, Railings, Fire Separation, Fire Safety, Personnel and Vehicle Doors, Ventilation			

#### HVAC System

Heating	Partial	Partial	X
Combustion Air, Air Supply, Electrical, Fuel Supply, Ignition & Controls, Exhaust Venting, Distribution System, Outlets & Registers, Controls			
Energy Conservation Features/Insulation	Insul in Crawl Only	Partial	X
Cooling System			X
Type, Filter, Electrical, Compressors, Condensers, Evaporative Coils, Refrigerant Lines, Evap. Cooler, Ceiling Fans, Whole House Fan			

**Services and Pricing Exclusively for  
Matusich & Raich Property Management**

**Annual PM  
Inspection**  
\$175 to 2,000sf

**Crawl Space Only**  
\$125 to 2,000sf

**Full Inspection**  
\$415 to 2,000sf

**Roof System**

Surface			x
Surface Concerns, Flashings, Vents, Gutters			
Antennas, Solar Collectors, Vegetation Concerns			
Skylights			
Chimney			x
Review and Push, Flashings, Crickets			

**Electrical System**

Service Delivery			x
Service Drop, Grounding, Meter, Capacity			
Panels	Partial		x
Disconnects, Distribution Panels, Subpanels, Conductors			
Interior	Detectors Only		x
Wiring, Switches, Lights, Receptacles, GFCI, Smoke Detectors, CO2 Detectors			
Exterior			x
Wiring, Switches, Lights, Receptacles, GFCI			
Garage			x
Wiring, Switches, Lights, Receptacles, GFCI			
Knob & Tube Wiring			x

**Interior Components**

Interior Surfaces			x
Walls, Ceilings, Floors, Doors, Closets, Windows, Skylights, Stairs, Railings	Partial		
Fireplace(s)			x
Kitchen	Under Sink Only		x
Sink, Hot Water, Drain Separation, Cabinets and Countertops, Cooktop, Range, Oven, Garbage Disposer, Dishwasher, Refrigerator, Microwave, Trash Compactor, Exhaust			
Bathrooms	Partial		x
Bathtub, Shower & Surround, Sink, Toilet, Bidet, Showerheads & Tub Spouts, Enclosure, Supplies, Faucets & Drains, Cabinets and Countertops, Ventilation			
Laundry Area	Vents & Connections		x
Connections, Vents, Ventilation, Laundry Tub, Supplies, Faucets & Drains			

**Identify any Product Recalls**

Provide data for (free) repairs. Continual monitoring for future recalls.	Add \$39.95	Not Avail.	Add \$39.95
---	-------------	------------	-------------

**Wood Destroying Organism Inspection (Termites)**

Inspection with repair estimates included.	Add \$175	Add \$175	Add \$175
--	-----------	-----------	-----------