



Inspected Once, Inspected Right!®

A home is a major purchase, so it is important to understand the condition of your investment. Let Prudent Home Inspections LLC provide the thorough inspection you expect and a report you can rely on to make a confident decision.

As a Certified Professional Inspector® trained by InterNACHI®—the International Association of Certified Home Inspectors—I have the knowledge to spot problems with materials, installation and workmanship that other inspectors might miss.

I follow a comprehensive Standards of Practice, which ensures that you receive a detailed and accurate home inspection. I also abide by a strict Code of Ethics, which puts your interests first and protects your rights as a consumer.

I understand how stressful a real estate transaction can be. So, whether you're buying or building a new home, selling the one you're in, or purchasing an investment property, let Prudent Home Inspections LLC give you the peace of mind you deserve to make the right choice for your family's future.

Licenses, Certifications & Training

- Maryland-Licensed Home Inspector #32537
- DC-Licensed Home Inspector #400318804841
- Virginia-Licensed Home Inspector #3380001385
- Trained and certified by InterNACHI®
- Certified Master Inspector® by the Master Inspector Certification Board, Inc.
- AHIT-Certified by the American Home Inspectors Training Institute (Home Inspection Master Course)
- Trained engineer with 30+ years of experience in planning, designing and building 275 single-family homes and 120+ condominiums (ranging in price from \$325,000 to over \$2 million)
- Licensed Realtor
- Fluent in Farsi

Jaffar Ahmad, CMI®

Certified Master Inspector®

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DC-Licensed Home Inspector #400318804841

Virginia-Licensed Home Inspector #3380001385

301-717-8491

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prudenthomeinspections.com

You will receive a **FREE** copy of *Now That You've Had a Home Inspection*, the home-maintenance manual that includes tips for keeping your home safe and in top condition.



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Serving Maryland, the District of Columbia & Virginia

My Standard Home Inspection

I'll inspect the structure, systems and components of the home, inside and out, from the foundation to the roof, using the latest tools and technology.

I encourage you to attend your inspection so that I can describe my process, explain my findings, point out important maintenance items, and answer all of your questions.

As a state-licensed Certified Professional Inspector® trained by InterNACHI®, I adhere to a comprehensive Residential Standards of Practice. This means that I will inspect all of the following, when visible and accessible:

- Roof
- Structural Components
- Attic, Ventilation & Insulation
- Exterior Cladding
- Porch & Deck
- Attached Garage
- Driveway
- Foundation
- Basement/Crawlspace
- Fireplace
- Electrical System
- Plumbing System
- HVAC System
- Interior, including:
 - Built-In Appliances
 - Ceilings, Floors & Walls
 - Windows/Glazing
 - Doors

Following my evaluation, I will compile my findings in an easy-to-read report, which will include detailed descriptions and high-resolution digital photos of any issues I've discovered. I'll email you your report the day after the inspection, and my job isn't finished until you understand everything in it.

InterNACHI's Buy-Back Guarantee

If I miss anything, InterNACHI® will buy your home back and pay your client whatever price they paid for the home—it's that simple. The Buy-Back Guarantee will be honored for 90 days after closing, and excludes homes with material defects not present at the time of the inspection, or not required to be inspected,

per InterNACHI's Residential Standards of Practice. Visit nachi.org/buy for more details.



My Specialty Inspections

Radon Testing

Although radon is a naturally occurring gas in our environment, it is also the second leading cause of lung cancer deaths in the United States, according to the Surgeon General. Nearly one out of every 15 homes is estimated to have elevated radon levels. The Surgeon General and the Environmental Protection Agency recommend testing of all homes. Millions of Americans have had their homes tested for radon, and you should too.

Wood-Destroying Organism Inspection

Wood-destroying insects and other pests can cause serious damage to the wooden structural components of a house. These destructive organisms can hide and go undetected for a long time, but there are many telltale signs for different species that indicate their presence. I'll inspect your home for evidence of infestation now before it becomes an expensive problem later.

New Construction/Draw-Down Inspection

Are you building a new home? I will come out during different phases of the construction to make sure that your project is being executed according to your specs. I can verify that scheduled work has been completed before you make a payment to your contractor. I will also come out prior to project completion to help you and your general contractor devise a punch list of remaining items. This is not a code-compliance inspection for your contractor, but a New Construction Inspection for you.



For the Home Buyer

Buying a home can be a stressful process. Chances are, most of your inspection will be related to maintenance recommendations and minor imperfections. These are good to know about.

The issues that really matter fall into four categories: major defects; conditions that can lead to major defects; issues that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and safety hazards. Anything in these categories should be addressed as soon as possible.

But it is important to realize that a seller is under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective. And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call me to help you devise an annual maintenance plan that will keep your family safe and your home in top condition for years to come.

For the Home Seller

Are you selling your home? Let me inspect it before you even list it. My Seller's Pre-Listing Inspection alerts you to any defects or problems with your home so that you can address them before prospective buyers discover them. You can then take the time you need to obtain reasonable repair estimates. Avoid 11th-hour negotiations and delays, and justify your full asking price by having your home for sale inspected now.

For the Real Estate Professional

Your reputation is your most valuable asset. Your clients rely on you to guide them through a complicated and sometimes stressful process. Demonstrate to them that their trust in you is justified by referring them to Prudent Home Inspections LLC. My experience, training and professionalism will deliver the information your clients need. The best advertising is a happy client.

Major Credit Cards Accepted • Pet-Friendly! • Call **301-717-8491** Today to Schedule Your Inspection!