

## ***Associated Inspection Services***

We have offices in Yuba & Sutter counties, Stockton, and Portland, Oregon, to serve your inspection needs. Contact the office nearest you:

Home Office:

Serving Yuba and Sutter counties, Oroville, Chico, and North Sacramento

### **Jeff Herboldshimer**

10329 Township Road  
Live Oak, CA 95953  
(530) 713-9393

[jeff@associatedinspections.com](mailto:jeff@associatedinspections.com)

or [inspector@syix.com](mailto:inspector@syix.com)

Oregon Office:

Serving South Portland and Sherwood

### **Dustin Herboldshimer**

16786 Daffodil Lane  
Sherwood, OR 97140  
(503) 528-6636

[dustin@associatedinspections.com](mailto:dustin@associatedinspections.com)

Stockton Office:

Serving Stockton, Lodi, and Galt

### **Derek Herboldshimer**

University of the Pacific  
Delta Upsilon  
Stockton, CA 95211  
(209) 406-1977

[derek@associatedinspections.com](mailto:derek@associatedinspections.com)

### **Residential/Mobile/Modular**

Call the office nearest you or go online to schedule your home inspection.

## **Dustin Herboldshimer A.I.I. Certification #1768**



### **Experience:**

Dustin was born into a construction family; his dad is a licensed general contractor and home inspector. His grandfather was a master carpenter and general contractor. Dustin began working on building sites as soon as he could help clean up. He continued to work in the family construction business through high school and college and is familiar with all phases of construction.

Dustin was inspecting in the Yuba/Sutter Area before opening the Northern Oregon office.

### **Education:**

Dustin is a recent graduate of the University of the Pacific.

### **Training:**

Dustin received his home inspection training with Professional Inspection Education Group in Portland, Oregon. He has been certified by American Institute of Inspectors and participates in continuing education programs.



## **HOME INSPECTIONS BY ASSOCIATED INSPECTION SERVICES**



***Dustin Herboldshimer***

**(503) 528-6636**

**[www.associatedinspections.com](http://www.associatedinspections.com)**

**[dustin@associatedinspections.com](mailto:dustin@associatedinspections.com)**

## Why do I need a Home Inspection?

Purchasing a home can be stressful and sometimes involves considerable uncertainty. It represents the single most expensive purchase most people will ever make. Yet, on the average, as little as 17 minutes is spent viewing a home before deciding to buy it. Rarely does your initial viewing include going into the attic, crawling under the house or climbing on the roof. Even if it did, do you have the training to evaluate the conditions you observe? We have the training, experience, and equipment to provide a thorough and unbiased inspection and a comprehensive report of our findings.



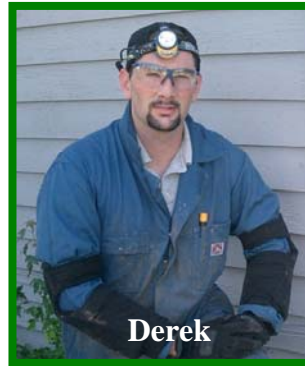
An evaluation by a qualified inspector on the visual physical condition of a home can remove a number of unknowns and greatly increase the chances of a successful purchase. By being an informed buyer, one can reduce the risks of home ownership and increase one's peace of mind.

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## What is a Home Inspection?

A home inspection is an independent visual evaluation of a home to determine its true condition based upon durability and serviceability.

Our inspection includes exterior and interior surfaces, insulation, foundations, electrical, plumbing, roofing, heating/air conditioning, attic/crawl spaces, drainage, landscaping, and more. We also check the operating functions of the installed major appliances, windows, doors, faucets, toilets and cabinets. Swimming pools and spas may be included for an additional fee.



Our inspection follows the standards of practice of the American Institute of Inspectors and the California Real Estate Inspectors Association.



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## When should the Home be Inspected?

**As a buyer:** Make it part of your purchase agreement with the seller as a contingency pending your approval.

**As a seller:** Before you list your property for sale, have it inspected so you have an opportunity to see your home from the buyer's perspective.

**As an owner:** Many owners request an "eleven month" inspection after purchasing a newly constructed home to evaluate its condition before the builder's warranty expires.

## The Inspection and Report

The inspection of a home takes an average of three hours. All visible conditions of the home will be noted and photographs taken. A verbal on-site preliminary report will be given to the owner or his representative at the end of the inspection.



The written inspection report averages twenty pages, is easy to read, and includes numerous photographs. Three copies of the report are supplied as part of the inspection. Additional copies can be ordered. Reports can be sent by e-mail.

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