

All Island Home Inspectors

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by *Debbi Spiegel*

You've found it. After all of your looking – online, open houses, touring with your realtor – you have found your dream home. The next call that you need to make is to Gary Ranft owner of All Island Home Inspectors. Hiring a home inspector to investigate possibly your largest investment is an easy decision. Gary Ranft is a licensed and certified home inspector who believes in giving his clients the best service possible. He inspects every home as if it were his own using a macro and micro approach to look at both the big picture and all the details.

Gary will evaluate everything from the foundation to the roof of the home. There are nine categories that are inspected using specialized tools for optimum results. He assesses the roof, exterior, structure, electrical, heating, cooling, plumbing, insulation, and interior. All Island Home Inspectors' goal is to identify any existing major problems that would affect a typical buyer's decision to purchase.

The detailed inspection report is emailed within 24 hours. The report is easy to read and customized with digital pictures of your new home. When finished, you will have a better understanding of the systems of your home and how they operate, and any recommendations for improvements. Your report can be your home reference manual to refer to as needed.

Gary's services don't end with the inspection. For as long as you own the home, you can call with any additional questions — at no extra charge.



It is very helpful to invite the current homeowner along on the inspection to answer specific questions about the home. Gary has seen some unique do-it-yourself repairs in homes. He can always tell if something was done by a handyman vs. a licensed tradesman.

The rule of thumb is that for every 1,000 square feet of a home, it should take 1 ½ hours to inspect. So, a typical home inspection of a 2,000 square-foot home takes 2-3 hours.

It is important to remember that Gary does not have any incentive to report anything other than the actual condition of the property. He only inspects the home and does not offer repairs for any issues that may be found. He does not work for the realtor, even if they made the referral. Making the home inspection process understandable and easy is his ultimate goal.

Every house has its own history. No two are the same, which keeps it interesting for Gary. Pre-inspections can be done before putting your home up for sale. It is well worth it to invest in the home to keep future inspection reports from being surprising. Home building codes have changed over the years. If a home looks like a time capsule, it might be time for an upgrade to the present day.

Gary had the opportunity to live in Spain for a number of years and is fluent in English and Spanish.

Buying a home is an important decision, one that should satisfy you completely. *As he is the happiest, who finds peace in his home.* This is where All Island Home Inspectors pave the way to a happy home.