

# Kollias Property Inspections

"Helping you make an informed decision"



**A professional home inspection involves a comprehensive check and analysis of numerous items.**

## The Exterior

**Roof, Chimneys, Flashing, Valleys**

**Gutters, Downspouts**

**Siding, Trim, Windows & Storms**

**Driveways, Patios Decks, Porches**

**Air Conditioner Compressor**

**Landscaping**

**WHY INSPECT IT  
before you  
BUY OR  
SELL?**



A home inspection protects what matters most

*You and your family.*

**Quality Visual Observations  
and Evaluations**

## My Focus:



- Is the home safe?
- Is everything operational at this time?
- How much longer will it likely continue to function?
- Are there deficiencies or signs of potential failure?
- Are the components installed in a professional workmanlike manner?

## The Interior

**Electrical Systems**

**Plumbing Systems**

**Heating Systems**

**Walls, Floors, Ceiling, Windows**

**Basement, Structure**

**Crawl Space, Attic**



Serving greater Chicagoland and surrounding communities

**(708) 349-4562**

IL Entity Lic. 451.000667

To schedule an appointment, call  
Tom Kollias at:

Office: 708-349-4562

Cell: 708-359-8770

[www.kpinspections.com](http://www.kpinspections.com)

incorporated in the State of Illinois

## A Home Inspection is a Comprehensive Visual Evaluation

**Structure** - We complete a full thorough inspection on the inside & outside, foundation, crawl spaces, basements.

**Plumbing** - Water pressure, flow, and inadequate drainage are just the starting point.

**Electrical** - We check for open wiring, undersize wiring, double tapping, undersized service and much more.

### Kollias Property Inspections Inc.

- Over **30** years experience in the housing and building constructing industry.
- Owned and operated a custom building and full service remodeling company.
- Extensive background managing multi-family residences.
- Illinois state licensed home inspector.
- Available **7** days a week.
- Computerized report with photos.
- We use high tech equipment such as a gas leak detector, sure test meter, carbon monoxide analyzer, etc.
- **24** hours of continuing education yearly.
- Serving greater Chicagoland and surrounding communities

## Benefits for the Seller

**HOUSE FOR SALE**

Our home inspection gives you a competitive edge over other homes on the market.

It helps sell your home faster at the highest price possible. It also provides for a full disclosure and gives the buyer greater piece of mind.

It also gives you the opportunity to make any repairs to your home in advance - expediting the sale.

## 7 Reasons to hire a Home Inspector

**Roofs** - The style, # layers, type and quality of installation are checked.

**Ventilation** - Attic ventilation and insulation play a very important role in moisture, condensation and roof life. A key factor in how your home is functioning.

**Drainage** - Reversed or inadequate drainage cause water problems. Proper downspouts, gutters & pitch play an important part of moisture control.

**HVAC** - We check the age, condition & safety of each. The wrong burn pattern and moisture production can cause premature heat exchanger failure & possibly carbon monoxide.

Existing Homes • New Construction

Town Homes • Condominiums

Electrical



Mechanicals (HVAC)



Roof & Gutters



Plumbing



Structure

## Benefits for Buyer

A home inspection is an analysis of the potential fire hazards, health risks and safety to you and your family.

**SOLD**

Our inspection will provide you with a solid foundation of knowledge about your new home and an understanding of all its components and systems, as well as some home maintenance tips to help protect your investment.



The World's Elite Inspectors  
National Association of  
Certified Home Inspectors