

SEPTEMBER 2022

CHAMPIA NEWSLETTER

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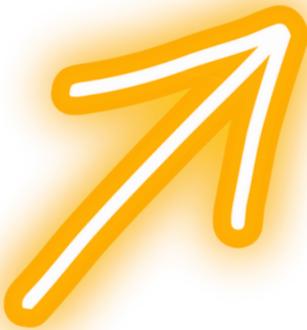
To say it was a beautiful day would not begin to explain it.
It was that day when the end of summer intersects perfectly
with the start of fall.

~ Ann Patchett



Get Your Clients to do a Pre-Listing Inspection!

What are the advantages???



- It allows the seller to make repairs before listing the home
- It ensures a smoother, more efficient transaction
- It helps the seller and his or her agent more accurately price the home
- It saves the seller money
- It makes the seller more trustworthy
- It attracts more buyers

CHAMPIA is here to provide you with inspection support throughout the inspection process and even after. You can count on CHAMPIA every step of the way!

90-DAY STRUCTURAL AND MECHANICAL WARRANTY



**90 DAYS
WARRANTY**

The 90-Day Structural and Mechanical Warranty is FREE on all of CHAMPIA's complete home inspections for home buyers. This warranty covers the structural and mechanical components in the structure.

CHAMPIA is committed to providing high-quality inspections for every home, condo or townhouse. We have the experience and knowledge to check homes for structural and mechanical defects along with other issues that may be the result of poor craftsmanship or neglect.

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THINGS YOU SHOULD DO TO PREP YOUR HOME BEFORE FALL STARTS

1. Clean, or possibly replace, your gutters

You're so used to your gutters working properly – and draining thousands of gallons of water from your roof yearly – that you forget they could use a little TLC. If they're clogged, you can end up with a flooded interior and damaged exterior. So clean them, and if necessary, replace them

2. Check for drafts

Heat loss through windows is responsible for 25-30 percent of heating energy use. But it doesn't have to be that way, because weatherstripping is simple and probably the most cost-effective way to keep heating costs down.

Say it with us now: "I will turn off all outdoor faucets before winter!" Drain and disconnect all garden hoses from outside spigots to prevent any water freezing.

3. Drain your outdoor faucets

It cost you money and time to set that outdoor space up, so if you want to get another summer season out of it you should store it in a garage or shed. If you don't have anywhere to store the items, you should cover it in a waterproof furniture cover, which you can snag on Amazon!

4. Bring your outdoor furniture in

5. Fix any cracks in your driveway

When water gets into cracks it freezes, expands, and can make the crack even bigger. Enough small cracks can turn into big cracks, and eventually the concrete can crumble. Plus, uh, you'd probably prefer a driveway without a giant pothole. So, using concrete crack sealer, fill it up and be done with it.

6. Change your filters

If your filters are clogged, it's harder to keep your home at the temperature you want it too be which will increase your heating bills. Clean these filters monthly, not just before the fall, and thank me later.

7. Fertilize your lawn

If you want to keep your lawn looking great in the spring and summer, you need to prep it for the fall and winter. Roots are still active when the grass isn't growing, so applying fertilizer will prevent winter damage. Doing this will also help your lawn turn green faster in the spring, which is crucial, because who wants to look at a sad lawn once it gets nice out?

8. Change your batteries

Once a year you should be checking to make sure all smoke detectors and carbon monoxide devices are working.

RADON!!

Our extensive radon testing done by experienced inspectors will provide you with the most reliable results.

We are equipped with the latest radon monitoring detectors which provide accurate results.

The radon monitors are sent to Nationally accredited labs for analysis.

Don't wait and compromise on your safety, call today and have an inspection scheduled.



Get \$50 off your clients next RADON inspection when you mention "September Newsletter"

Only good for the month of September 2022

Go to CHAMPIA.COM to book your inspection today!

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REAL ESTATE INSPECTIONS

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