

# A Closer Look at Home Inspection

Contributed by Cellar Door Home Inspection



**With the ever increasing** number of houses being bought and sold in Springboro, it's no surprise that our community is one of the fastest growing regions in southern Ohio. The recent surge in businesses and restaurants has increased the vitality in our once small city. As most residents know, the houses in Springboro are beautiful and the neighborhoods are quaint. Yet the home buying process proves to be stressful and, for some, scary.

Along with the stress of the home buying process comes a much more tangible fear - what is the underlying condition of the house? Luckily for Springboro, Brian Boulis, co-owner of Cellar Door Home Inspection, has committed himself to providing clients with exceptional service during the home inspection process.

According to Boulis, "My favorite part of the home inspection is educating the buyers. There is a lot to learn about your new potential home, and I'm here to teach. From potential major repairs to normal home maintenance, every home is different. I want my clients to proceed with confidence, and to be confident, you also have to be fully informed."

So what exactly is a home inspection? Most of us know that inspecting a home is a way that we as home buyers can discover the condition of a home and make an informed decision about purchasing it. American Home Inspection Training Institute adds that a home inspection allows people "to avoid making a costly mistake by purchasing a property in need of major repairs."

To Brian Boulis, however, a home inspection is about even more than that.

Boulis explains, "Before I was a certified home inspector, I did sales for a home improvement company. Many times I would walk through the home with the client and identify problems and issues that needed to be addressed. After years of finding problems with houses, I decided it was time to intervene

with homeowners earlier in the process. Knowledge is key to maintaining a well-working home, and I make sure that my clients are informed of what needs to be repaired immediately, what will need to be replaced eventually, and general maintenance to avoid costly repairs in the future."

But learning about the inner workings of your new home isn't the only perk of having a home inspection. A recent survey by the American Society of Home Inspectors found that 90% of U.S. homeowners think inspections are a necessity for a home purchase. If you aren't yet convinced that it's necessary in your case, consider that 72% said their inspection helped them avoid future problems, and 64% said their inspection saved them money.

On the other side of the real estate transaction, it also seems that more sellers are interested in getting a home inspection prior to putting the house on the market. According to Boulis, "It allows them to correct issues as well as gives them the advantage of having a pre-inspection report available for buyers. Buyers can see that the seller is being upfront and transparent."

## SO WHAT SETS BRIAN BOULIS AND CELLAR DOOR HOME INSPECTION APART?

- Experienced home inspection field experts that excel in interpersonal communication
- Comprehensive understanding of the entire real estate transaction
- Utmost professionalism throughout the process
- Moral and ethical drive to deliver the most thorough, succinct product to clients
- Innovative methods for all information delivery and correspondence
- Family owned and operated in Dayton, OH
- Accredited with the Dayton Better Business Bureau

Inspecting a home isn't just Brian Boulis's livelihood; it's also his passion. As a husband and father of two, with number three on the way, he understands the importance of a home in working order. As a business owner and family man, he prides himself on his honesty and integrity as well as taking time to explain to his clients the different aspects of their potential new homes.

There are a multitude of options to consider during a real estate transaction, but the home inspection should be an easy



choice. So the next time you find yourself (or a friend) in the position of buying or selling a house, give Cellar Door Home Inspection a call. Ask for Brian, and let him help you *proceed with confidence.*

**CELLAR DOOR HOME INSPECTION**  
 BUYING OR SELLING A HOME?  
 Get a home inspection with Cellar Door Home Inspection and proceed with confidence!

Follow along during the inspection and our AHIT certified inspector will explain things as you move your way through the house. Following the inspection, receive a detailed digital report and peace of mind.

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