

## Pinpoint Inspection Service, LLC



**Rick Oakes**

*ASHI Certified Inspector*

Rick Oakes has been inspecting homes and buildings since 1988. He has worked more than 20 years in residential and commercial construction, along with teaching industrial arts, working as a plumber for the State of Ohio, and as a superintendent for a large local track (subdivision) builder.

Rick's inspections are based on visual observation. His working knowledge of building construction enables him to clearly communicate to you—the Pinpoint customer—about the amenities and maintenance requirements of your property. He can show you those tell-tale signs of foreseeable and necessary repairs.

All inspections are made according to the American Society of Home Inspectors (ASHI) Standards of Practice and Code of Ethics.



Member # 203876

**Rick Oakes**

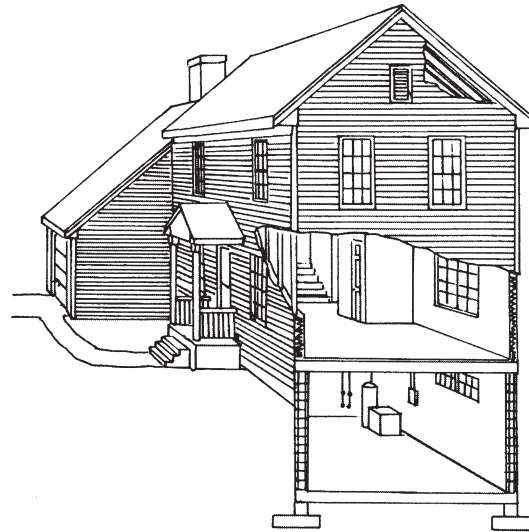
*ASHI Certified Home and Building Inspector*

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513.575.5064 (Direct)

**Pinpoint Inspection Service,  
LLC**



**Pinpoint Inspection Service, LLC, provides building inspections for all sorts of residential and commercial properties:**

- ✓ Condominiums
  - ✓ Single family residential
  - ✓ Multi-family buildings
  - ✓ Small and medium-sized commercial.
- ◆ Formed in 1994 by Rick Oakes, American Society of Home Inspectors (ASHI) certified inspector (#203876)
  - ◆ Quality inspections: We tell it like it is.
  - ◆ Residential reports printed on site. No waiting. You'll know what's right and what's wrong about the property when we've finished.

### **Inspecting Your New—or Old Property**

#### **Pinpoint Inspection Service specializes in:**

- ◆ New construction: pre-drywall punch list format and final walk-through
- ◆ Homes of all ages: new to 100+ years
- ◆ Condominiums
- ◆ Commercial properties
- ◆ Partial inspections
- ◆ Pre-listing inspections—to help you get your home ready to sell
- ◆ Radon testing (cooperative arrangement)
- ◆ Termite testing (cooperative arrangement)

All fees due at time of inspection. Commercial reports are faxed, mailed, or emailed. Visa and Mastercard accepted.

Home and building inspections are essential to protect you, the buyer, and to ensure your peace of mind as you make this substantial investment.

*Here are a few comments from satisfied customers of Pinpoint Inspection Services:*

*Thank you so much for the great job you did on my inspection. I learned so much. Thank you for being so patient with all my questions.*

—Home buyer,  
east side of Cincinnati

*Thanks again for your very thorough inspection and report. I feel more prepared to care for the new home we are buying than I could have imagined. I will certainly be quick to recommend your service to others.*

—Home buyer,  
west side of Cincinnati

*Your knowledgeable advice has been invaluable in dealing with contractors in our recent home repairs. You helped us understand what is really important in getting the job done right, and I am sure you saved us a lot of money.*

—Home owner  
eastern suburbs of Cincinnati