



## MY PROMISE TO YOU

Choosing the right home inspector can be difficult. Unlike most professionals, you probably will not get to meet me until after you hire me. Furthermore, different inspectors have varying qualifications, equipment, experience, reporting methods, and yes, different pricing. One thing for sure is that a home inspection requires work, a lot of work. Ultimately a thorough inspection depends heavily on the individual inspector's own effort. If you honor me by permitting me to inspect your home, I guarantee that I will give you my very best effort. This I promise you.

*Steve Montesano*

## A and S Property Inspections

*"With Your Family In Mind."*

Phone: 702-373-9933  
Fax: 702-870-1293



*"With Your Family In Mind."*

Phone: 702-373-9519  
Fax: 702-870-1293

Steve@AandSInspector.com  
www.AandSInspector.com  
Lic. #:IOS-0001468-RES



## AREAS I COVER

- City of Las Vegas
  - Henderson
  - North Las Vegas
  - Boulder City
  - Summerlin
  - Anthem
- and surrounding areas.



*"With Your Family In Mind."*

**MEMBER OF**  
**SOUTHERN**  
**NEVADA**  
**ASSOCIATION OF**  
**PROFESSIONAL**  
**PROPERTY**  
**INSPECTORS**

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## MY FULL INSPECTIONS INCLUDE:

- Residential & Commercial
- roof, vents, flashings, and trim
- gutters and downspouts;
- skylights, chimneys & other roof penetrations
- decks, stoops, porches, walkways and railings
- eaves, soffits and fascia
- grading and drainage
- basements, foundations and crawlspaces
- water penetration, and foundation movement
- heating systems
- cooling systems
- main water shut-off valves
- water heating systems
- interior plumbing fixtures and faucets
- drainage sump pumps with accessible floats
- electrical service line and meter box
- main disconnect and service amperage
- electrical panels, breakers and fuses
- grounding and bonding
- GFCIs and AFCIs
- fireplace damper, and hearth
- insulation and ventilation
- garage doors, safety sensors, and openers
- and much more



## MY QUALIFICATIONS:

- I abide by state of Nevada Standards of Practice
- I am a member in good standing of the National Association of Certified Home Inspectors (NACHI).
- I have passed InterNACHI's Online Inspector Examination.
- I abide by InterNACHI's Code of Ethics.
- I follow InterNACHI's Standards of Practice.
- I have taken InterNACHI's Structural Course.
- I have taken InterNACHI's Roofing Course.
- I have taken InterNACHI's Vermiculite Insulation Course.
- I have taken InterNACHI's Polybutylene Plumbing Course.
- I have taken InterNACHI's Water Heater Course.
- I have taken InterNACHI's Emergency Exit Course.
- I fulfill 24 hours of Continuing Education every 2 years.
- I am available Saturdays, and Sundays
- I generate easy-to-read inspection reports with photos.

*“I Inspect It Once,  
And Inspect It Right”*



*“With Your Family In Mind.”*

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## A and S Property Inspector Steven Montesano

- Certified Inspector / Owner
- I Carry Errors and Omissions Insurance and General Liability
- I Supply a Free 100 Day Limited Warranty with Every Inspection
- Member of Southern Nevada Association of Professional Property Inspectors SNAPPI
- In Good Standing with Better Business Bureau
- Member of Chamber of Commerce

**My inspections are performed according to a higher standard. You can be confident in your purchasing decision.**

## TESTIMONIALS:

- “He did a great job finding defects even the seller was unaware of.”  
*Dr. Debbie Goot  
Las Vegas, Nevada*
- “He was very knowledgeable and detailed about conditions at hand.”  
*Mike Carvato  
Las Vegas, Nevada*