

Associated Inspection Services

We have offices in Yuba/Sutter, Stockton, and Portland Oregon to serve you inspection needs. Contact the office nearest you:

Home Office:

Serving Yuba and Sutter counties, Oroville, Chico, and North Sacramento

Jeff Herboldshimer

10329 Township Road
Live Oak, CA 95953
(530) 713-9393

jeff@associatedinspections.com

or inspector@syix.com

Oregon Office:

Serving South Portland and Sherwood

Dustin Herboldshimer

16786 Daffodil Lane
Sherwood, OR 97140
(503) 528-6636

dustin@associatedinspections.com

Stockton Office:

Serving Stockton, Lodi, and Galt

Derek Herboldshimer

University of the Pacific
Delta Upsilon
Stockton, CA 95211
(209) 406-1977

derek@associatedinspections.com

Residential/Mobile/Modular

Call the office nearest you or go online to schedule your home inspection.

Commercial inspections are available, call (530) 713-9393 for more information.



Jeff Herboldshimer

Inspector/Owner

AII Certification # 1405

California Contractor's License# 888222

Jeff was trained through the American Institute of Inspectors and is certified to inspect residential, modular and mobile homes. He has 25+ years of construction experience as a partner in a general construction firm. Jeff is experienced in all phases of construction, both residential and commercial.

How to Arrange an Inspection

Call **530-713-9393**

10329 Township Road
Live Oak, CA 95953



**Providing Inspection and
Construction Services**

Since 1977

**Experience is not Expensive
Experience is Priceless**



HOME INSPECTIONS BY ASSOCIATED INSPECTION SERVICES



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(530) 713-9393

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Why do I need a Home Inspection?

Purchasing a home can be stressful and sometimes involves considerable uncertainty. It represents the single most expensive purchase most people will ever make. Yet, on the average, as little as 17 minutes is spent viewing a home before deciding to buy it. Rarely does your initial viewing include going into the attic, crawling under the house or climbing on the roof. Even if it did, do you have the training to evaluate the conditions you observe? We have the training, experience, and equipment to provide a thorough and unbiased inspection and a comprehensive report of our findings.



An evaluation by a qualified inspector on the visual physical condition of a home can remove a number of unknowns and greatly increase the chances of a successful purchase. By being an informed buyer, one can reduce the risks of home ownership and increase one's peace of mind.

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What is a Home Inspection?

A home inspection is an independent visual evaluation of a home to determine its true condition based upon durability and serviceability.

Our inspection includes exterior and interior surfaces, insulation, foundations, electrical, plumbing, roofing, heating/air conditioning, attic/crawl spaces, drainage, landscaping, and more. We also check the operating functions of the installed major appliances, windows, doors, faucets, toilets and cabinets. Swimming pools and spas may be included for an additional fee.



Our inspection follows the standards of practice of the American Institute of Inspectors and the California Real Estate Inspectors Association.



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When should the Home be Inspected?

As a buyer: Make it part of your purchase agreement with the seller as a contingency pending your approval.

As a seller: Before you list your property for sale, have it inspected so you have an opportunity to see your home from the buyer's perspective.

As an owner: Many owners request an "eleven month" inspection after purchasing a newly constructed home to evaluate its condition before the builder's warranty expires.

The Inspection and Report

The inspection of a home takes an average of three hours. All visible conditions of the home will be noted and photographs taken. A verbal on-site preliminary report will be given to the owner or his representative at the end of the inspection.



The written inspection report averages twenty pages, is easy to read, and includes numerous photographs. Three copies of the report are supplied as part of the inspection. Additional copies can be ordered. Reports can be sent by e-mail.

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