



**Guy's Home Inspection  
Services Newsletter  
March 2004**



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**Greetings!**

Welcome to my newsletter. In this and subsequent newsletters, I will attempt to provide information that members of the real estate community will find worthwhile. If you prefer not to receive this, simply reply with "unsubscribe" in the subject line of an e-mail or call me at 889-4897. If you would like to read information on a particular topic, let me know & I will attempt to provide pertinent information in an upcoming newsletter. Finally, if you would like to submit something to be included, please let me know. I will identify you as the author or source (unless you prefer to remain anonymous).

**American Society of Home Inspectors (ASHI)**

I have just been accepted as a Member of ASHI, the American Society of Home Inspectors.

ASHI, founded in 1976, is the oldest, largest and most respected international professional organization of independent home inspectors in North America. Its Standards of Practice and strict Code of Ethics are benchmarks of professional performance in the field.

To become a member of ASHI, an inspector must meet rigorous professional and technical requirements, including the successful completion of two comprehensive exams. In addition, he or she must perform at least 250 fee-paid home inspections that meet or exceed the ASHI Standards of Practice.

**Client can't afford a Home Inspection?**

According to HUD the FHA does not finance closing costs of any sort into the mortgage amount and has no statutory authority to include any such costs into the loan. However, borrower-paid closing costs, and that would include the home inspection if paid by the homebuyer, may be used to meet the three percent minimum cash investment required on all purchase transactions. This will not result in a reduction of the total amount to close the transaction, but will allow for some or all of the closing costs to be considered part of the down payment and meet the statutory requirements.

Source: ASHI Reporter, November 2003

**Listing Book**

Many of you have used Listing Book for years and know what a great tool it can be. I recently enrolled as a preferred provider. Thanks to those who recommended my services. I am honored by your recommendations and welcome additional support.

**Distinctive Ringing**

Isn't technology wonderful? It can be expensive too! I recently stumbled upon a technology that is not widely publicized but may save you money or make your life easier. Distinctive ringing (or alternate line) allows you to have two phone numbers on the same line. The second has a different or distinctive ring. In my situation, I

use this feature to avoid having a separate fax line. My office phone is forwarded to my cell phone when I am out of the office. The alternate line or distinctive ring is for my fax line, which is not forwarded.

This also has possibilities for a children's phone. You just have to learn the difference in ring tones. The cost is much less (+/- \$5.00/month) than a separate line.

"You can't always be an expert. You can't always know an expert. But you can always hire an expert."

**Harvey Mackay**

**Thank You**

Thanks to all that have helped make my business successful. If you have any comments or suggestions for future inspections, I welcome your feedback. I am always looking for ways to improve my service and the delivery of findings on site.

Thanks to Tony McCanless of Mservers.net ([www.Mservers.net](http://www.Mservers.net)), my web host and designer, for the tip on distinctive ringing.

**Note New Fax/Cell Number**

Please note my new fax number is 889-4985. My old e-fax number (530-548-2572) will be discontinued in the near future.

Also, my new High Point mobile number is 259-2872. My current mobile number 782-1578 will remain active.