

We are the Number 1 School in NYS to help you earn your **NYS HOME INSPECTION LICENSE!**

As of 9/3/24, there were **less than 367** active home inspectors licensed in the 4 main counties of Western NY.

We were the **FIRST** school to be **approved by NYS** for home inspection. Approval # 001.

Want to make **PAYMENTS?** Ask about our various options and restrictions if you're interested.

NO background or experience is required in the building trades – we teach you **EVERYTHING** you need to know here.

NY's **FIRST** approved school for Home Inspection Licensing!
Ford Motor, Seneca Nation & AccessVR approved!

>Some schools employ instructors with very little inspection experience, our teachers have **cumulatively 25 years or more** in the field some licensed in multiple states!

Package 3: Modules 1-5 includes all materials, Defect Disk & **Certified Home Energy Auditor** Program. **\$2,690.** Energy Auditor Program alone is \$389. **Total savings: \$194.** Compared to package 2.

Package 2: Modules 1-5 includes all materials & the **Defect Disk, \$2,495.** ALL packages have to be paid in full before you start. This package will get you fully certified as a NYS Lic. Home Inspector. This package saves **you \$465** over the per module price.

Package 1: Modules 1-4 includes all materials (as well as the Report Writing software) but **excludes DEFECT** disk, **\$1,969.** ALL packages have to be paid in full before you start. Mod 5 alone is \$925 (if taken with night class) / Individually, mods 1-4 are \$499 each. This is available for Day or Night students.

Package 4: Modules 1-5 incl. all materials, Defect Disk, **Radon & Energy Auditor** Program. **\$2,995.** Radon alone is \$379. **Total savings: \$268.** Compared to package 2.

Package 5: Modules 1-5 incl. all materials, Defect Disk, **Radon & Wood** Program. **\$3,395.** DEC Wood Program is \$675 alone. **Total savings: \$154.** Compared to package 2.

Package 6: Modules 1-5 incl. all materials, Defect Disk, **Radon, Energy Auditor & Wood** Program. **\$3,595.** You can also add your first cycle of CE to this package for just \$295 more [then we include an **Android Tablet**] (that will save you \$155 more). **Total savings: \$343** compared to package 2. **This is your BEST value.**

Day Student (Package 7): Modules 1-5 includes all materials (as well as the Report Writing software & Defect Disk), Certified Energy Auditor, DEC Wood Program, Radon and Android Tablet and your first series of 24 hours of continuing education **\$4,500.** ALL packages have to be paid in full before you start. Mod 5 alone is \$995 (day students) / Individually, mods 1-4 are \$499 each. **Total savings: \$357** compared to individual course pricing.

We have the **BEST** reviews from past students: check out our **GOOGLE** reviews!



Benefits of our Program:



- ◆ We include a **Defect Disk** (\$39 if bought separate) that reviews hundreds and hundreds of possible scenarios you may run across in the field (for all packages \$2,495 or higher). Android tablets are included for package 8 if you incl. your first series of CE at the discounted price.
- ◆ **Textbook/training manual** included (over 800 pages with any package \$2,495 or more). Otherwise: \$109.98
- ◆ **Audio CD** (now uploaded online) that reviews important terms for the School and State examinations. Most schools don't offer this.
- ◆ Thousands of **online practice questions** covering EVERY portion of the home & NYS laws pertaining to home inspection.
- ◆ Easy to customize **report writing software** that you **own** for life and can be easily emailed to your clients. (Most schools charge an extra fee, require that you affiliate with their franchise or require long-term subscriptions if they even offer a reporting program). This is an **EASY** to use & modify PDF fillable form.
- ◆ Money-saving packages that allow you to include extra certifications such as: **Radon, Wood Inspection & Certified Energy Auditor** to the list of services you can provide. For what we provide, we're the lowest price school in New York State.
- ◆ **7 day text/email support** available to contact the school with questions & assistance with most non-technical course issues.
- ◆ Just **7 inspections** cover the cost of your ENTIRE tuition!
- ◆ **FREE Marketing session** that covers exactly **HOW** to get business and **HOW** to speak to clients to ensure that they hire YOU for their inspection. Most schools don't offer this.
- ◆ Ability to **make-up missed hours** relatively easily compared to most schools that make you wait until the program is offered again (a nominal fee applies).
- ◆ Our classes are typically held just one evening per week **starting at 4:45pm** or weekends all day (just 1 mile northeast of the Airport).
- ◆ We are a **full-service real estate school** you can **depend** on year-round (we don't operate part-time out of a hotel or partner with other entities that train nurse's aides & barbers down the hall). This is important when you have a problem and need quick follow-up. **Review our great comments from past students on Facebook & Google Reviews** and judge for yourself.

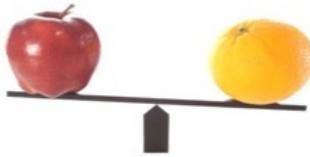
Class Schedule: Winter/Spring 2025 Evening classes meet: 4:45pm – 11pm (Thurs eves) Saturday Inspections: 8am – 7pm

Mod 1 Jan 30 – Feb 20th **Mod 2** Feb 27 – Mar 13th **Mod 3** Mar 20 – Apr 10th **Mod 4** Apr 17th – May 8th **Mod 5** *Apr 5, 12, 26, & May 3rd

Please note: *We may have one or two inspections on a Thursday evening. If you choose to pay with a credit card, there is a 4% convenience charge added. If you choose a package and don't complete the program, refunds are based as if you chose the "pay per module" option above. In other words, you are refunded the ala carte price less your cancellation fee noted in your contract. If you attend 4 hours of ANY module or more there is NO refund for that module. Your tuition is valid for 12 months from the date you begin. If you don't finish within that time frame your tuition is forfeited. A high school diploma or GED is required and you should have no disqualifying or pending criminal convictions (misdemeanor or felony) from NY or anywhere. There are no hidden fees with our school. Your tuition does NOT include your liability insurance requirements, NYS exam or license fees or your personal costs to establish your business. Report-writing software may need PDF editing short-term subscriptions from time-to-time to update and customize features specific to your individual business. That is not included with your tuition. If you start as a Day Student and later change to a night student only you cannot get a refund of the price difference. Package 2-6 are for night students only. We provide reasonable accommodations to allow individuals to participate in our programs as required by the Americans with Disabilities Act (ADA) HOWEVER, we highly encourage you to request this in ADVANCE of registering for the program.

Western NY School of Real Estate (716) 633-9009 Text ONLY: (914) 768-8797

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DON'T COMPARE APPLES TO ORANGES

Not all HOME INSPECTION LICENSING SCHOOLS are the same...

	WNY School of Real Estate	Most Other Schools
Do you include text/manuals in your package price?	YES	No
Do you include an audio CD that reviews complex terms I can listen to in my car for maximum Exam Review opportunities? (now uploaded to the web)	YES	No
Do you include a DEFECT disk with THOUSANDS of defects typically found with thorough explanations in your package?	YES	No
Do you use State Certified EXPERIENCED instructors who hold, and hold/have held home inspection teaching credentials from multiple states (such as Florida, New York, Connecticut & Massachusetts)?	YES	No
Do you include THOUSANDS of online practice questions that nearly MIRROR the NYS exam based on hundreds of student accounts?	YES	No
Do you offer additional certifications so graduates can STAND OUT from the crowd like RADON, CERTIFIED ENERGY AUDITOR & NYS D.E.C. Certified WOOD INSPECTOR/Technician?	YES	No
Do you offer mostly evening & Saturday classes that accommodate most full-time work & family schedules in less than 12 months?	YES	No
Do you include an ANDROID TABLET, a FREE FOR LIFE report-writing software package (that's fully customizable) & easy to use?	YES	No
Do you offer a wide variety of packages that even include my first series of CONTINUING education that will save me OVER 20%?	YES	No
Are you the LOWEST price school in the entire area for ALL that's offered?	YES	No
Do you offer ON-SITE demonstration panels & components for maximum HANDS-ON experience so students learn the most?	YES	No
Do you offer MAKE-UP opportunities in case I have to miss a class occasionally due to work or family obligations?	YES	No
Do you have a 7 day a week help/TEXT line that answers questions or helps out while I'm a student at your school?	YES	No
Are you a FULL-SERVICE real estate school that I can walk into any week of the year or do you operate out of a temporary space like a hotel?	FULL	Temp
Can I attend during the day since I work second shift?	YES	No
Do you accept AccessVR? Dunlop-Ford-GM Employee Education Funds	YES	Sometimes

When it comes to real estate transactions, there can be many unknowns for both the buyer and the seller. The solution? Home inspections.

Home inspections are popular in real estate because they uncover and resolve property issues prior to the final sale. For buyers, knowing about any structural issues in advance is a huge advantage that can make or break a deal – and in 2022, [88 percent of successful buyers](#) saw the benefits.

What is a Home Inspection?

Simply put, a home inspection is when a licensed inspector visits a property to examine it for issues. This is often a precautionary step during the home-buying process that ensures the home is physically up-to-date and ready for a new owner. Sometimes it can be confused with a home appraisal, so we've broken down the differences below:

- A **home inspection** is thorough and optional, focusing on the overall condition of the home.
- A **home appraisal** is more general and focuses on the overall value of the home.

Home Inspection Benefits for Buyers

Personally touring a home is one thing – it offers a first-hand view of the property's condition – but at the end of the day, it doesn't give the same benefits to buyers as an official inspection.

Why? Because not all issues with a home can be seen on the surface.

It's almost impossible to know all the details without the knowledge of a professional inspector. If there's damage that isn't immediately visible, for example, it could cost the buyer thousands of dollars in repairs if they skip the inspection. On the other hand, an inspection ensures that there aren't any unwanted surprises and the buyer knows exactly what they're getting into.

Top Five Inspection Benefits for Buyers

For home buyers, an inspection:

1. Identifies potential problems with a property and its associated costs.
2. Empowers buyers to make more informed decisions
3. Minimizes repairs needed after closing
4. Makes the buying process smoother and more efficient.
5. Helps during negotiations if issues are found.

Remember: purchasing a home is a huge financial investment and shouldn't be taken lightly. By ordering an inspection, you'll eliminate those "what ifs" and give yourself more peace of mind with your transaction. In the event that issues are uncovered during the inspection, you'll also be in a good position to negotiate and could even change the final price of the property.

Home Inspection Benefits for Sellers

Getting a professional home inspection can also benefit sellers during the mortgage process. In an ideal situation, an inspection will expedite the process and get the property sold with minimal setbacks. It can also help sellers better familiarize themselves with their property and position them for faster, more successful negotiations.

Top Five Inspection Benefits for Sellers

For home sellers, an inspection:

1. Expedites the selling process.
2. Sets expectations by providing proof of condition to buyers.
3. Offers negotiating leverage (if the home is in good condition).
4. Helps the seller know the true condition of their home and set an appropriate price.
5. Reduces the risk of lawsuits and ensures all parties are happy with the transaction.

By looking at these advantages, it's easy to see why having a home inspection performed is smart. It's mutually beneficial and increases the likelihood that both the buyer and seller strike a fair deal. That way everyone wins and both parties can feel good about the transaction.