Home Inspections
Costarica

TIER 1- STANDARD HOME INSPECTION

DETAILED SCOPE OF WORK

Home Inspections Costa Rica — USA Standards Adapted for Costa Rica

What We Do — Objective, Systematic & Traceable Methodology

At Home Inspections Costa Rica , our Tier 1 Standard Inspection follows a systematic methodology based on USA standards, adapted for Costa Rica construction.

1. EXTERIOR INSPECTION METHODOLOGY — CARDINAL ORIENTATION

To avoid confusion, we identify the exterior by cardinal orientation:

- North Wall, South Wall, East Wall, West Wall

Every exterior deficiency is referenced by exact orientation. No guesswork.

Terms that describe the components of the home:

Excellent (new or recently installed component in good operating form)

Good (in good operating form and well within its lifespan)

Acceptable (in good operating form , but getting close to its max life span)

Serviceable (working but needs attention or close to be replaced)

Poor (needs to be replaced)

Exterior Elements Inspected:

- All exterior walls — type of construction ,condition, cracks, paint, water stains
- Sidewalks, concrete areas and drainage slope
- Fascia boards, eaves, and exterior trim
- Exterior paint condition , or other finish components that replace the paint such us tile-plastic siding - or others
- Decks, terraces, balconies , exterior stairs
- Security bars, railings and exterior hardware

2. INTERIOR INSPECTION METHODOLOGY — SPACE IDENTIFICATION

When we move inside the house, we identify and label all spaces systematically for precise reporting:

- Entryway, Living Room, Kitchen, Pantry, Laundry, Bedroom One, Bedroom Two, etc.
- Guest Bathroom, Bathroom One, Bathroom Two, etc.

Every interior deficiency is referenced by the exact room name.

3. INTERIOR — WALLS, CEILINGS & FINISHES

- All interior walls checked for structural cracks, plaster condition , humidity problems ,paint condition
- Identification of small hairline cracks typical of concrete construction/ steelframe drywall tape seams — documented as non-structural cosmetic cracking
- Ceiling inspection in every space - attic space if accessible
- Baseboards — condition and attachment, type of material

4. WINDOWS & DOORS — FULL FUNCTIONALITY TEST

- Windows: All windows and screens tested regardless of type — sliders, crank windows, or hinge windows. Operation, locking, seals, and physical condition.
- Doors: All interior and exterior doors checked — operation, alignment, plus all hardware (hinges, locks, handles, latches)

NOTE: client must provide all keys to all doors, if the screens are fixed to window frame we cant take them off, if doors are stuck we cant force them open

5. FLOORING

- Identification of flooring type by room
- Tile flooring: loose tiles, loose grout, cracked tiles
- Wood flooring: condition, loose boards, squeaks, wear , type of wood

Concrete flooring : control joints , cracks, stain finish

Laminate flooring : proper installations, humidity problems

6. STRUCTURAL & CONSTRUCTION METHOD — VISUAL

- Identification of construction type — concrete construction, steel construction, or other method based on visible perimeter and structural elements
- Foundation inspection for settling , type of foundation , under floor inspection if accessible
- Check for unstable soils or settling grounds around the house that could lead to structural damage

7. BATHROOMS & PLUMBING ROOMS

Visible Plumbing Leak Check in all wet areas (bathrooms, laundry, kitchen, utility):

- Shower heads, shower stubs / arms
- Angle stops (shut-off valves), flex lines / supply lines
- P-traps, sink drains
- Toilet seals / wax rings — signs of leakage at base

Sink installations

Water heaters

Exterior hose bids

Bathroom accessories such us : towel racks, toilet paper holder,mirrors , ect

Water Performance Check:

- Water pressure tested by observing flow and functionally at all faucets, hose bids
- Flow and functional drainage observed

8. KITCHEN

Cabinetry & Hardware:

- All hardware — drawer rails, door hinges, handles
- Condition of wood finish and cabinet boxes
- Operation and alignment

Appliances will be checked by turning on and off all units only

Washer and dryer will be turned on and a simple wash cycle will be observed

Countertops & Finishes:

- Granite tops or tile tops — cracks, damage, water stains
- Backsplashes — condition and attachment

Visible Plumbing & Gas — Non-Invasive Standard:

- Check for leaks in visible gas and plumbing connections
- We pull the stove to gain access to flex lines and connections behind for visual inspection.
- Limit: We do NOT take apart plumbing or gas connections. Visual inspection only. We cannot inspect what we cannot see.

9. ELECTRICAL — FUNCTIONAL & VISUAL — COMPLETE SERVICE FROM METER TO HOUSE

Outlet & Safety Testing:

- Electrical tester used on all outlets — grounded vs. not grounded
- GFI / GFCI functionality tested
- All lights, ceiling fans, and electrical components turned on/off to verify operation

NOTE : the client must have all remote controls on site with batteries

Breaker Boxes, Sub-Panels & Electrical Meter System:

- Electrical Meter: We inspect the electrical meter and meter base
- Main Breaker: We check the main breaker — size, condition, location
- Main Feed Wire: We check the size of wire that goes from the main breaker to the house
- Junction Boxes in Between: If possible and identifiable, we check for junction boxes in between the main electrical meter and the sub-panels at the house
- All Sub-Panels: Some houses have more than one electrical panel — we include ALL electrical sub-panels inside the house
- We open breaker boxes / sub-panels — check for loose wires, organization, and where visible — wire coloring- wire sizes according to breakers in placed

NOTE : if breakers are not level we cant give proper input in wire sizes or breaker sizes

Scope Limits — Non-Invasive:

- We do NOT take apart ceiling lights, ceiling fans, outlets, or switches
- We limit our inspection to whether the electrical is working or not
- Visual inspection only of feed and junction boxes where accessible

NOTE: we recommend that prior to inspection the client checks the lightbulbs , replace if necessary , this will avoid possible service conditions on lights by only having a none working light bulb

If Problems Found:

- Any electrical or plumbing problem found will trigger a recommendation for a Detail / Special Inspection by a licensed specialist.

10. AIR CONDITIONING — FUNCTIONAL TESTING

Client Preparation Required: All A/C remote controls must be at the house on inspection day.

Our Test: Turn ON all A/C units, close the room, and check if unit is cooling properly, normally we leave the units on during the time of inspection

Scope Limit: Visual + functional only — we do NOT disassemble A/C units. If a unit is malfunctioning, we recommend a special inspection by a professional A/C technician

11. ROOFING INSPECTION — VISUAL & DRONE OPTION

Roof Covering Identification & Condition:

- Roof type identified — metal / zinc, clay tile, concrete tile, membrane, etc.
- Condition of roof surface — fasteners, rust, lifted sheets, cracked/broken tiles
- Flashings, penetrations, and roof-to-wall intersections checked for visible leak risks
- Gutters, downspouts, and drainage flow
- Fascia behind gutters for rot / water damage
- Attic / cielo raso entry where accessible — signs of active leaks, water stains, daylight penetration

Walkable vs. Non-Walkable Roofing Surfaces — IMPORTANT LIMIT:

• If the roofing surface is walkable (metal, membrane in good condition, etc.), we inspect from the roof where safe and accessible

• If the roofing surface is non-walkable such as clay tiles, fragile concrete tiles, or deteriorated surfaces — we are limited to inspection from the ground and eaves with visual tools only

Drone Inspection — Additional Service at Extra Cost ($50) :

• For non-walkable roofing surfaces such as clay tiles, a detailed roof surface inspection is available via drone footage at an additional cost

• Drone inspection allows close-up visual assessment without risking damage to fragile tiles

Limits: Visual only, no destructive testing, no removal of roofing material. Flat roofs walked only if safe and accessible.

12. SEPTIC TANK INSPECTION

Homeowner Preparation Required:

• The homeowner / seller must provide the exact location of the septic tank prior to inspection so that we can locate and open the access lids.

Our Inspection Procedure:

• We open up the access lids and check inside the tank

• Visual assessment of interior condition and liquid/solids level

What We Identify:

• Construction Type: Whether it is a concrete-built septic tank, plastic / polyethylene tank, or any other design

• Mechanical Components & Proper Design: Whether the tank has proper mechanical components such as two compartments vs. one compartment, intake and discharge configuration (inlet/outlet tees, baffles)

• Accessibility & Maintenance: Whether the tank is accessible for cleaning and pumping

- Condition of lids, access risers, and visible surrounding area

We can identify possible risk of plants or trees that have invasive rooting systems that can affect the drain field

Scope Limit & Landscaping — IMPORTANT:

- Excavation Limit: We have a limit on excavation to find a tank. We do bring tools, but we do NOT perform major excavations to locate a buried tank.
- We do NOT destroy landscaping or move trees or plants to access the tank.
- What IS common and included: It is very common that we have to move some landscape pavers, dig a little bit of grass, or move some gravel out of the way to expose the lids — and we do that as part of the standard process when needed.
- We do not pump the tank and we do not perform hydraulic load testing. If location is not provided or lids remain inaccessible / deeply buried, inspection will be limited to what can be determined and noted in the report.

NOTE: if the client has the most recent proof of septic tank cleaning , we can provide a more exact report, if the tank lids are concrete and these brakes or ship during the process of inspection we are not responsible for its repair or replacement .

13. HOLDING DRINKING WATER TANK INSPECTION

Homeowner Preparation Required — Same as Septic:

- The homeowner / seller must provide the exact location of the water holding tank prior to inspection.

Our Inspection Procedure:

- We locate and visually inspect the tank — whether it is buried underground or installed above ground.

What We Identify & Test:

- Construction Type: Type of construction and material of the tank, if the tank is located on a steel or concrete base, we will inspect the structural condition of these component
- Plumbing Connections: The plumbing that fills the tank and the plumbing that discharges / supplies water to the house, check for proper components such as check valves , shut off valves ect
- Pump System: If the system has a pump, we turn it ON and OFF and check water pressure performance
- General condition of tank, lids, valves, and visible surrounding area

Scope Limit — Visual Only:

- We are limited to inspecting what we can see. We do not excavate to locate a deeply buried tank, we do not perform major disassembly of plumbing, and we do not perform water quality testing. Visual and functional inspection only.

14. ELECTRICAL METER & SERVICE ENTRANCE

Electrical Meter & Main Service Inspection:

- Inspection of electrical meter base and main breaker
- Verification of main feed wire size from main breaker to house
- Identification of intermediate junction boxes between meter and house panels (where possible)
- Inclusion of ALL sub-panels — many Costa Rica homes have multiple panels, we inspect all of them
- This gives the client a full picture of the electrical service from the meter to the last sub-panel.

If the main feed is overhead we inspect the post and its hardware if the service is under ground we can inspect conduit were it is visible

STANDARD INSPECTION LIMITATIONS:

This is a non-invasive, visual inspection. We do not perform destructive testing, we do not disassemble systems beyond what is stated (stove pull and breaker panel covers), and we do not inspect concealed components. If deficiencies are found, we recommend further evaluation by licensed specialists.

SMALL SWIMMING POOLS IN HOMES IN PROPERTIES NO BIGGER THAN 500 SQ MTRS ARE INCLUDED IN THE STANDARD HOME INSPECTION , this will be determined by the inspector upon receiving the exact property details before scheduling the inspection .

TIER 2 INSPECTIONS PLUSS - POOL-GUEST HOUSES- GROUNDS

POOL & SPA INSPECTION -
COMPLETE SCOPE
Included in Tier 2 PLUS

1. WATER QUALITY & INTERIOR
- Water clarity, level, and basic chemistry conditions, (pool test kid)
- Interior finish: tile, natural stone, plaster, exposed aggregate - checked for cracks, staining, or detachment

We check the grout condition
Pool coping

2. VISIBLE COMPONENTS & SAFETY
- Jets, skimmers, main floor drains, infinity edge system (if present), water fall features (if present)
- Handrails, stairs, access points, railings and child safety conditions

3. POOL STRUCTURE & FOUNDATION - CRITICAL CHECK
- Structural Check: Inspection for cracks, movement, or signs of failure in the pool shell
- Construction Type: Most pools are concrete; some are fiberglass units set within a deck structure. We identify type and installation quality
- Frame Exposure: If the pool frame is partly or fully exposed or buried underground, we inspect the construction method and integrity
- Support System: We inspect the foundation system - deck framing (steel frame vs. retaining wall with fill), backfill, and all structural support for the pool
- Surrounding Soils: Check for unstable, expansive, or eroded soils around the pool that can cause settlement

4. EQUIPMENT ROOM & OPERATION
- Filter, pump, valves, heater - visual & operating cycle only (we do not disassemble pumps)
- Sub-panels, electrical connections, plumbing
- Surrounding areas: covered patio, bar areas, sinks,cabinets,ect

5. POOL DRAINAGE & EMERGENCY DISCHARGE - VERY IMPORTANT
- Drain Type: We verify if the pool drain is properly integrated as part of the system
- Discharge Route: We trace where the drain pipe goes. It must discharge into a properly built concrete register box (caja de registro) that connects to the main property drainage system
- Why It Matters: If the pool is emptied by mistake or in an emergency, a large volume of water can cause serious erosion, soil movement, and foundation damage if not correctly channeled away
- We Document: Drain connection, register condition, and potential erosion risk

Report Includes: Visual findings + operational status. Detailed diagnostics and photos if problems are found.

NOTE: we ask the client to provide the keys to the equipment room , electricity must be on on the property , we run the pool equipment on filtering cycle for 45 minutos , within this time we can identify the functionally of the equipment and check for possible water leaks related to the plumbing , any pool heating system is only inspected by checking the water temperature during the filtering cycle

Possibly especial inspections that can be needed depending on the report of the report

Heating system
Pool equipment technician
Structural engineer
Electrical engineer

GUEST UNITS / CARETAKER HOMES

For Tier 2 PLUS inspection

Any additional detached structure or additional home on the property counts as a separate inspection.

Includes the same comprehensive scope as our **Standard Home Inspection,** applied to each detached unit:

1. STRUCTURE & EXTERIOR

- Foundation, walls, roof structure, roof covering, exterior finishes
- Doors, windows, decks, stairs, railings, drainage & grading around unit

2. INTERIOR & SYSTEMS

- Interior walls, ceilings, floors, doors, windows
- Electrical panel & distribution, outlets, lighting
- Plumbing supply, drainage, water heater, fixtures
- A/C system if present - visual & operational check

3. SAFETY & DOCUMENTATION

- Full photo documentation, defects list, safety hazards
- Separate detailed report per unit

Septic system

Water tank

PROPERTY GROUNDS & ESTATE INFRASTRUCTURE INSPECTION

Included in Tier 2 PLUS for Large Estates

This inspection covers all grounds and infrastructure outside the main structures:

1. ACCESS & ROADS

- Private access road from the main public road to the main residence, guest house, and caretaker house
- Road condition, erosion, surface stability

- All drainage along roads - ditches, culverts, cross-drains

2. SITE DRAINAGE SYSTEM

- All exterior drain boxes (cajas de registro) for the entire property
- Storm water collection and discharge system for the grounds
- Grading and water flow away from structures

Natural drainage of grounds

Trees that could be a risk to any of the structures of the property

3. PERIMETER & LANDDSCAPE

- All perimeter fencing, walls, and gates
- Any landscaping stairs, walkways, and retaining walls
- Signs of movement, failure, or erosion

Separate building sites or suggestions to adequate locations for future buildings (if desire)

4. EXTERIOR STRUCTURES

- Any detached structures that are not a house and not part of the pool area
- Includes: separate decks, covered patios, ranchos, outdoor kitchens, bodegas, workshops, carports
- Includes the same comprehensive scope as our **Standard Home Inspection,** applied to each detached structure

SPECIALTY INSPECTIONS & THIRD-PARTY SPECIALIST SERVICES

Available Upon Request - Referred to Licensed Specialists / Not Included in Standard Inspection

Upon the completion of our inspections , it's possible that some components require more detailed inspection from a specialist , you will be informed of the current condition and if , depending on the clients interest and profile, you may be in need of wanting to get more detailed info on the component.

Our main interest at this point of the process is to complete all needed information for the successful real estate transaction , we can provide the required specialist or we can work with any other that may recommended by the seller , the real estate company or the buyer , our job will be to supervise these especial inspections and continue to provide our neutral supervision to the buyer .

Our part can be done by reviewing the provided reports by the specialist , or providing presence on site during the especial inspections , following are the description and the suggested ways for home inspection costa rica to provide support

1. FULL PROPERTY SURVEY / LAND SURVEYOR

• Licensed land surveyor for official boundary verification, setbacks, easements, and topography. **(on site or reviewing report)**

2. DEEP WELL FULL INSPECTION

• Complete inspection of deep water well, pump performance, pressure, flow rate, and water quality testing. **(on site)**

3. BACKUP ELECTRICITY SYSTEMS

• Full inspection of backup systems such as generators (diesel/gas) and solar systems.

(on site)

4. SOLAR PANEL SYSTEMS

• Full inspection of the solar panel system, inverter, batteries, connections, and production performance.

(on site)

5. FULL A/C UNIT SPECIALIST INSPECTION

• Deep technical inspection of A/C systems by certified HVAC technician - refrigerant levels, coils, ducting, and efficiency.

(on site or reviewing report)

6. SOIL TESTING / SOIL STUDY

• Geotechnical soil testing and percolation tests for stability, bearing capacity, and septic viability.

(on site or reviewing report)

7. STRUCTURAL ENGINEERING

• Licensed structural engineer review for foundation cracks, retaining walls, structural concerns.

(on site)

8. ELECTRICAL ENGINEERING

• Licensed electrical engineer for complex electrical systems, load calculations, and code compliance.

(on site)

9. APPLIANCE TECHNICIANS

• Specialist inspection and testing of all major appliances.

(on site or reviewing report)

10. FULL EQUIPMENT TECHNICIAN & WATER PUMPS

• Specialist for all mechanical equipment, water pressure systems, hydropneumatic tanks, and water pumps.

(on site or reviewing report)

11. Water spring infrastructure , legal report

For this inspection is important the presence of land survey , to properly mark the set backs from the water source from any structure on the property or on neibors property, also its necessary the report of GEO ing, to revise all technical documents and an attorney to revise legal documentation regarding the spring

(on site and reviewing reports)

These are specialty services performed by licensed third-party specialists. Home Inspection Costa Rica will identify the need during the standard inspection and can coordinate the specialist upon client approval. Additional fees apply and will be quoted by the specialist.

HOME INSPECTION COSTA RICA - OFFICIAL COST STRUCTURE 2026

1. TIER 1 - STANDARD HOME INSPECTION

$550 to $850

- For homes from 2 bed / 2 bath up to max 4 bed / 3 bath
- Includes: Complete inspection of main residence - Structure, foundation, roof, electrical system, plumbing, A/C, interior, exterior, drainage around the home, one septic tank if applicable.

POOL BONUS INCLUDED:

If the property has a small / standard swimming pool and the total lot size is 500 m² or less, the pool inspection is INCLUDED FREE within the Tier 1 price. No extra charge.

2. POOL ADD-ON

$350

- When it applies: When the lot is larger than 500 m², or the pool is large, infinity, or complex.
- What it includes: Pool structure and foundation, interior finish, equipment and pumps, drainage system and emergency discharge to concrete register box.

3. GUEST UNITS / CARETAKER HOME / SEPARATE HOMES ADD-ON

$350 each

- IMPORTANT RULE: Each detached home, guest house, caretaker home, or separate unit on the property is considered a separate full inspection and is billed as an additional inspection.

- We perform the same complete True Inspection on each unit as we do on the main home.
- If that unit has its own septic tank, it is included and inspected as part of that unit's inspection.

4. PROPERTY GROUNDS - ESTATE INFRASTRUCTURE ADD-ON

$400 to $600

- Depending on property size and how many exterior components the property has.

5- ESPECIAL INSPECTIONS COST

The cost of on site presence of home inspection costa rica is $250 per day

The cost of document reviewing ,written input or zoom meeting is $50 per hour (1 hour minum)

The cost of the specialist will be provided by each individual professional , weather its refer by the seller-buyer-real state agent or home inspection costa rica

IMPORTANT PRICING NOTICE

All prices shown are base estimates based on standard conditions. A final firm quote will be provided only after we receive the exact details of the property - including location, total square meters, number of detached units, age of structures, access, lot size, and available plans or survey. Final cost may be adjusted based on complexity and scope.

NECESSARY INFORMATION FOR ELABORATING FINAL COST OF INSPECTION

1- link to listing of the property

If the property is not listed please provide :

a- sizes of home and detached structures , include how many bedrooms, bathrooms , swimming pool size , rancho or pool deck cover area , please mention all structures that required inspection (photos are good)

b- property plot map

c- building plans (if you have them)

2- all keys to all doors

3-all remote controls to components that required these to turn on and off (please make sure these have batteries)

4- the property must have electricity or other source of power to be able to do the inspection

5- the property must have running water

6- contact information of the person who will let me in to the property

7- inspection times may vary depending on sizes of the property,weather conditions , power outrages , or other things out of the control of the inspector

The final cost of inspection and availability will be provided within 24 hours of receiving the above mentioned information

SUGESTIONS TO CLIENTS PRIOR TO INSPECTION

1- the house should be clean

2- have all keys

3- the water in the pool should be clean , if its green we cant inspect what we cant see

4- check all light bulbs in the fixtures

5- have the sub panels label

6- clean the rain gutters

7- make sure the grounds are walkable or at least trim

8- identify the septic tank location and any other component that its underground that needs inspection

SERVICIOS DE COTIZACIONES Y SUPERVISIONES DE HOME INSPECTIONS COSTA RICA

Experiencia real, transparencia y control absoluto de tu inversión. Construir, remodelar o desarrollar proyectos en Costa Rica puede ser un reto complejo. El éxito de su inversión no depende solo de un buen plano, sino de tener ojos expertos en el sitio. En Home Inspections Costa Rica ofrecemos servicios integrales de Inspección, gestión - supervisión de Proyectos y Presupuestación para garantizar que cada dólar de su presupuesto se utilice con la máxima calidad, honestidad y eficiencia.

INSPECCIONES- COTIZACIONES

1- REPARACIONES, REMODELACIONES Y MEJORAS (Estructuras Existentes)

Nuestras especialidades incluyen:

- Remodelaciones completas y renovación de acabados
- Techos, cubiertas y sistemas de impermeabilización
- Piscinas, decks y áreas de entretenimiento exterior
- Muros de contención, manejo y canalización de aguas pluviales y movimiento de tierras
- Perforación de pozos profundos
- Logística constructiva y apertura de caminos internos

Nuestro Proceso Paso a Paso:

a. Inspección en Sitio: Visitamos el proyecto, evaluamos el estado del componente, analizamos terreno/entorno y escuchamos sus ideas.

b. Presupuesto Detallado (Cost Breakdown): Desglose real y transparente de materiales, mano de obra y logística.

c. Coordinación Técnica: Nos alineamos directamente con ingenieros si la estructura lo requiere.

d. Cronograma de Trabajo: Diseñamos una línea de tiempo clara para la ejecución.

e. Licitación de Contratistas: Revisamos y comparamos minuciosamente las propuestas de los contratistas que compiten por su obra, usando como base nuestro presupuesto, para garantizar que no le cobren de más o de menos y no puedan cumplir.

2. NUEVOS PROYECTOS

- Nuevas construcciones residenciales y comerciales
- Desarrollo de terrenos (Land Development) y lotificaciones
- Perforación de pozos profundos y gestión de nacientes de agua

Proceso:

1. Planificación y Presupuesto: Desglose riguroso de costos desde cero.
2. Sinergia Profesional: Coordinamos con arquitectos e ingenieros (aportados por nosotros o por usted).
3. Control de Tiempos y Proveedores: Creamos el cronograma y evaluamos ofertas para elegir la mejor opción del mercado.

Nota: Estos servicios se ofrecen como un paquete cerrado de gestión o mediante consultoría por horas.

Cotización básica desde $ 800 (obras pequeñas -piscinas-remodelaciones pequeñas)

Costo por hora $50 (4 horas mínimo)

Costo por obras de mayor tamano depende del projecto

3. SERVICIOS DE SUPERVISIÓN Y CONSULTORÍA DE OBRA

Ideal para proyectos en marcha, aunque nuestra recomendación óptima es involucrarnos desde la planificación.

Lo que incluye nuestra supervisión en el sitio:

- Coordinación total entre contratistas, ingenieros, subcontratistas y proveedores
- Auditoría de fases críticas: Inspeccionamos la obra gris antes de avanzar (tuberías ocultas, previstas eléctricas, chorrea de concreto, varillado estructural, etc.)
- Gestión financiera y de tiempo: Verificamos el avance real antes de que usted libere pagos. Los pagos se liberan contra especificaciones en contratos e inspecciones de sitio y aprobadas por el inspector.
- Informes multimedia: Reportes escritos y en video para que vea el progreso real desde cualquier parte del mundo.

PLANES Y TARIFAS DE SUPERVISIÓN:

- Tarifa Diaria: $250 / día - Ideal para inspecciones puntuales de control de calidad o hitos específicos.
- Supervisión Semanal: $500 / semana - 2 visitas físicas por semana + asistencia telefónica continua.
- Supervisión Mensual: $1,500 / mes - 6 visitas físicas al mes + asistencia telefónica continua.
- Involucramiento Total: 10% del valor de la obra - Nuestra opción más efectiva. Gestión y supervisión diaria a tiempo completo. Sin responsabilidad civil, está la asumen los contratistas y nosotros velamos por que se cumpla.

LA IMPORTANCIA DE NUESTROS SERVICIOS

Experiencia Real: Entendemos planos, imprevistos del terreno, clima local, mano de obra nacional y logística costarricense. Resolvemos problemas antes de que se conviertan en gastos mayores.

Protección de Fondos: Al auditar avances antes de cada pago, evitamos que contratistas abandonen la obra o cobren por trabajos mal hechos.

Transparencia Absoluta: Trabajamos de manera honesta e independiente de los constructores. Nuestro único interés es defender su bolsillo y la calidad de su propiedad.

INSPECCIONES COMERCIALES Y HOTELERAS: GESTIÓN DE MANTENIMIENTO PREVENTIVO

Para hoteles, resorts, complejos de alquiler vacacional y edificios comerciales.

Incluye:

- Inspección completa del activo (ver detalle en página de inspecciones - Standard-Plus)
- Diseño del Plan de Mantenimiento Preventivo: Manual a la medida y cronograma anual/mensual
- Clasificación de mejoras: Críticas (atención inmediata), Preventivas (ahorro a mediano plazo) y Estéticas/Mejoras de Valor
- Desglose de costos presupuestarios de materiales y mano de obra
- Supervisión y apoyo al personal de mantenimiento interno

Beneficios: Ahorro de dinero real, cero paros operativos, Control de calidad y transparencia con reportes en video.

TARIFAS COMERCIALES:

- Evaluación Inicial y Diagnóstico: Desde $2,500 (depende de m² y complejidad). Incluye reporte de daños y propuesta inicial.
- Diseño del Plan Maestro + Presupuesto Anual: $50 por hora o cotizado según tamaño del proyecto

- Supervisión y Auditoría Mensual: Desde $600 / mes - Visitas sorpresa, control de bitácoras, sugerencias de materiales y reportes gerenciales.