

GOLDEN BEAR INSPECTION GROUP



Upcoming Events



Lansing Area Real Estate Mastermind: The One Sheet putting goals into actions

April 9th

11:30am to 1pm

Hopcat, East Lansing



Genesee/North Oakland Real Estate Mastermind: The One Sheet putting goals into actions

April 23

11:30am to 1pm

Collaboration Grounds, Fenton

Want to register?

Reach out to our Events Team at gbhioffice@gmail.com.

Meet Our Newest Inspector



Brenan Arntz

InterNACHI Certified Professional Inspector

Meet Brenan Arntz

Brenan is a husband, a father, and a dedicated home inspector who understands that a home is more than just a building—it's where life happens. Brenan's approach is defined by the same integrity he brings to his own home. When he's off the clock, Brenan is usually found spending time with his wife, daughter, and other family, tackling a DIY project, or playing/singing music.

Agent Spotlight

Cassie Bryson

Keller Williams First



At Golden Bear Inspection Group, we're proud to partner with agents who truly put their clients first—and Cassie Bryson is a perfect example of that.

Based out of **Davison, Michigan**, Cassie's journey into real estate is rooted in both inspiration and life experience. Growing up with a mother in the industry, she always

knew real estate was something she wanted to pursue. After working as a new car saleswoman and spending 10 years as a stay-at-home mom, Cassie made the leap—and hasn't looked back since.

Built on Purpose and Flexibility

Cassie's turning point came when she realized real estate gave her something invaluable: **the ability to build a career while staying present for her family**. That balance continues to drive her today and shapes how she serves her clients.

Now with **Keller Williams First**, Cassie has quickly made her mark—closing **\$5 million in sales last year**, her best year yet, and earning **Top Producer for her team two years in a row**.

A Relationship-First Approach

What truly sets Cassie apart isn't just her production—it's her philosophy.

She believes success comes from:

- Clear, consistent communication
- Honest guidance
- Being available when clients need her most

But more than anything, Cassie focuses on **building real relationships, not just closing transactions**. She takes the time to understand her clients' goals, lifestyle, and timeline—ensuring every decision feels personalized and intentional.

Her definition of success has evolved over time. While it once centered on numbers, today it's about something deeper:

Helping clients feel confident, supported, and genuinely cared for during one of the biggest decisions of their lives.

Strength Through Resilience

Like many great agents, Cassie's journey hasn't been without challenges. Early in her career, she faced uncertainty and self-doubt—but chose to stay consistent and push forward.

That experience built the resilience and discipline she brings to every transaction today. It's also why her clients trust her to stay calm, focused, and solutions-oriented—even in stressful situations.

Why She Chooses Golden Bear

When it comes to partnerships, Cassie values one thing above all: **honesty and professionalism**.

That's exactly why she continues to work with Golden Bear Inspection Group.

"All of my clients have had nothing but good things to say... When I get reviews like that, I will continue to use them."

Beyond Real Estate

Outside of work, Cassie's world revolves around her **family**, and if you catch her during a busy day, there's a good chance she's making a quick stop at **Starbucks** to recharge.

Service of the month:

Manufactured Home Certifications

Why it matters:

Manufactured homes often require a **foundation certification** to meet lender requirements—especially for FHA, VA, and conventional loans. Without it, deals can be delayed or even fall apart.

What we do:

At Golden Bear, we help ensure the home meets HUD guidelines by coordinating and providing the certification needed to keep your transaction moving forward.

When to recommend it:

- When a buyer is financing a manufactured home
- When a lender requests a foundation certification
- When you want to avoid last-minute closing delays

Agent Advantage:

Get ahead of issues early and position yourself as the agent who **anticipates problems before they happen**.

👉 **Ask us about adding this to your next inspection**



THIS CAN STOP A MANUFACTURED HOME CLOSING!!!

CALL NOW
989-467-0224

WE OFFER

- ✓ "Permanent" Foundation certification.
- ✓ Addition Compliance Certification.
- ✓ Certification reports completed by a state licensed engineer.
- ✓ 1st Permanent Location Certification.
- ✓ Discounted fees when accompanied with a whole house inspection.

 www.goldenbearinspections.com
989-467-0224

Continuing Education Course Catalog

For Real Estate Professionals

Course Offerings

Structural Red Flags for Realtors

Course #: 137053

Type: Elective

Credit Hours: 1 Hour

Summary:

Identifies common structural warning signs in residential properties to help real estate professionals better protect clients and recognize potential deal-impacting issues.

Understanding the Home Inspection Agreement: Legal Protections and Professional Responsibilities

Course #: 137055

Type: Legal

Credit Hours: 1 Hour

Summary:

Explains key legal components of home inspection agreements, including liability limitations and the responsibilities of all parties in a real estate transaction.

The One Sheet: Turning Dreams into Action

Course #: 137078

Type: Elective

Credit Hours: 1 Hour

Summary:

Provides a practical framework for goal setting and business planning tailored to real estate professionals seeking improved productivity and focus.

Manufactured Homes

Course #: 137104

Type: Elective

Credit Hours: 1 Hour

Summary:

Covers the unique characteristics, financing considerations, and inspection concerns associated with manufactured housing in real estate transactions.

Grow Houses

Course #: 137130

Type: Elective

Credit Hours: 1 Hour

Summary:

Educates agents on identifying former marijuana grow operations and understanding the potential structural, environmental, and disclosure implications.

Decades of Defects

Course #: 137124

Type: Elective

Credit Hours: 1 Hour

Summary:

Reviews common construction and material defects by decade to help agents better anticipate property issues based on age and design trends.

Septic System Basics**Course #:** 137128**Type:** Elective**Credit Hours:** 1 Hour**Summary:**

Introduces the fundamentals of septic systems, including operation, maintenance, and red flags that may impact real estate transactions.

Residential Electrical Inspections**Course #:** 137132**Type:** Elective**Credit Hours:** 1 Hour**Summary:**

Provides an overview of residential electrical systems, common hazards, and inspection findings that agents should understand for client safety and transaction success.

You Can't Do It Alone: Systems, Habits & Accountability for Sustainable Success**Course #:** 137249**Type:** Elective**Credit Hours:** 1 Hour**Summary:**

Focuses on building sustainable business practices through systems, accountability, and habits that support long-term success in real estate.

Safety First: Modern Risk Management for Real Estate Professionals**Course #:** 139227**Type:** Elective**Credit Hours:** 2 Hours**Summary:**

Teaches modern risk management strategies, including personal safety, transaction security, and legal awareness in today's real estate environment.

Fair Housing Compliance for Real Estate Professionals: An Inspector's Perspective on Risk, Consistency, and Legal Compliance**Course #:** 139231**Type:** Fair Housing**Credit Hours:** 3 Hours**Summary:**

Examines fair housing laws and compliance practices with a focus on consistency, risk reduction, and real-world application from an inspection perspective.

What Every Realtor Should Know About Home Inspections (Legally)**Course #:** 139232**Type:** Legal**Credit Hours:** 2 Hours**Summary:**

Outlines the legal implications of home inspections, including agent duties, disclosure considerations, and risk management strategies.

Thank you!

Let us know what you'd like to see in upcoming newsletters here!

[Email us](#)