



Our Mission Statement: To help people make informed real estate decisions.
www.PHInspect.com

19 questions to ask when shopping for a home inspector:

| | Professional Home Inspection Company | Competitor #1 | Competitor #2 |
|--|---|---------------|---------------|
| 1) What does a home inspection cost? | Our fees are based on the size and age of the home. Our goal is not to be the least expensive home inspection company but to maintain our reputation as the best home inspection company. The price of a home inspection is a tiny fraction of the cost of a home or of a major repair, so why not get the best? | | |
| 2) My Realtor suggested a certain home inspection company. Should I use that company? | We receive many referrals directly from Realtors. Some Realtors will give you 2 or 3 names of home inspection companies. Some Realtors do not recommend home inspections. You should base your decision on your own research. | | |
| 3) Can I come to the inspection? | Yes. We recommend that you attend the inspection, but the inspector will need solo time to ensure detail & thoroughness | | |
| 4) When do I get my report? | You will receive your electronic checklist report as a PDF in an email in 1-2days. The report will be 20-30+ pages depending on the # of pictures. | | |
| 5) How long does the inspection last? | Usually 3-4 hours, depending on the size, age, condition of structure and # of questions you may have. you ask. We encourage questions. Educating you is our priority. | | |
| 6) Do you have workers compensation insurance? | Yes. This means that if an inspector is injured on an inspection, our WC policy covers the medical costs. No one else is at risk. | | |
| 7) Do you have errors & omissions insurance? | Yes. This means that we have coverage in case we make an error (mistake) or omission (missed something that we should have seen). | | |
| 8) Are you licensed? | Yes. We meet Wisconsin's licensing standards on a continuing basis. Minnesota has no licensing requirement at this time. | | |
| 9) Nobody knows everything. Construction practices change over time & vary by contractor. Where do you go when you need additional resources? | We belong to and can ask questions of other members of: ASHI American Society of Home Inspectors WAHI Wisconsin Association of Home Inspectors NRPP National Radon Proficiency Program as well as each other. Our inspectors have years of construction and home inspection experience. We also subscribe to print and online professional publications and forums. | | |

Professional Home Inspection Company

Competitor #1

Competitor #2

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| 10) Do you have any interest in the sale, repair or maintenance of any subject property? | No. Our business is home inspection, not repair or maintenance. We do not accept referral fees from any other business. We do not accept inspections where we will be paid only if a property closes or any jobs where we get paid more or less depending on our findings. | | |
| 11) Do you test water? | No. We do not have a lab. Call your county to find out how reasonable their prices are. | | |
| 12) Do you test for mold and/or bacteria? | No. Again, we do not have a lab. We do look for evidence of mold like substances and dampness that can lead to mold, but we do not test for mold or bacteria. | | |
| 13) I only have 10 days to get my inspection. How far out do you schedule inspections? | Most buyers have a limited time to get their inspections completed so we are accustomed to working within the normal time frames. It is best to schedule your inspection as soon as possible to give you more time to consider your options in case your inspection brings up issues that you weren't expecting. | | |
| 14) What happens after my inspection? Can I call you with questions later? | Yes. We are proud of our continuing service to our customers -even after the inspection is over. | | |
| 15) How and when do I pay you? | At the end of the inspection. We accept cash, checks, Visa, MasterCard & Discover. | | |
| 16) Do you go up on the roof? | Yes, as long as it is safe - not icy, excessively raining, really steep, etc. Certain roofing materials and/or cold temperatures also limit walking on roofs for fear of damage to the roof. | | |
| 17) My house has a crawlspace. Do you crawl into crawlspaces? | Yes, if the access opening is big enough for the inspector and it is safe to enter. | | |
| 18) Do you look in the attic? | Yes | | |
| 19) What have I heard about your service? What do my friends, neighbors, coworkers, say about your service? | We have posted many comments from our customers on our website www.PHIinspect.com You are welcome to read them. You are also welcome to ask your own friends, neighbors etc. about us. | | |

Additional Notes:
