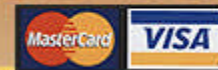




CALL US TODAY FOR A FREE QUOTE

**(321) 368-9921**



"YOUR INVESTMENT IS OUR PRIORITY"

## **Was Your Last Home Inspector Blind?**

### *Learn Seven Things You Must Know To Avoid Hiring The Wrong Home Inspector*

#### **1. Get A Home Inspection From The Owner Of The Company:**

Nobody works harder for you the client than the owner of the company! The success of the business depends on exceeding your expectations for quality and professionalism each and every time and you just don't get that level of service from "employee inspectors!" So be sure to get an inspection from the owner of the company because he has a vested interest in insuring your Total Satisfaction!

Also, it takes a full time inspector at least 100 inspections to develop the eyes, ears and nose for hunting down problems. Part-time home inspectors simply don't have the time in the field to develop that radar. Be sure to ask how many inspections the inspector conducts annually and how many years he/she has been doing them. **A quality full time home inspector conducts between 200 and 400 inspections annually - blind inspectors conduct 50 to 100 inspections annually.** Conducting 200-400 inspections each year requires extensive referrals, by prior clients, lenders, real estate agents and others -- so there is a much greater chance the inspector is not blind!

#### **2. The Inspection Report:**

The top home inspectors in today's business don't produce handwritten reports. A professional inspector will provide a combination checklist/narrative report. Technology has evolved where you should expect to receive a full-color report, with digital photographs of the issues discovered during the course of the inspection. The report should also provide "Summary Pages" with the inspection finding summarized for your convenience. Beware of inspection reports that are done on-site. The information and photos gathered during a home inspection should be carefully evaluated and analyzed to ensure the defects are properly reported and that nothing is missed. On-site reports are usually very general and often times are done in a hurry with findings left out. A 24 hour turn around time allows the inspector to carefully analyze his field notes and photos and provide a thorough and detailed inspection report.

The report should **NOT** contain repair costs or action plans for repairs. Professional home inspectors inspect -- they don't repair! **An inspector that makes repairs should always be avoided due to the conflict of interest inherent in that situation.**

**Ask for a sample of an inspection report** so you'll know what you can expect for your time and money. After all, you are the client!

**At Priority Home Inspections we provide timely, concise and easy to read same day inspection reports (Within 24 Hours). We are very proud of our work and will gladly send you some sample reports to view.**

#### **3. Time On Site:**

A good thorough home inspection should take at minimum 2.5 – 3.5 hours depending on the age and size of the home. When shopping for a home inspector ask how long the inspection will take. Some home inspectors are done in 1.5 hours. A home can not be thoroughly inspected in such a short time.

**Priority Home Inspections take at the very minimum 2.5 – 3.5 hours and many times longer depending on the home's age and size.**

#### **4. Re-inspections:**

When shopping for a home inspector ask if they include a **FREE** reinspect to ensure items found during the initial home inspection have been repaired in a workman-like manner prior to closing on the home.

**At Priority Home Inspections we offer a free re-inspect to ensure items found during our initial home inspection have been properly repaired prior to closing on the home.**

**5. Do they thoroughly inspect the attic space and walk the roof.** Many inspectors just pop their head up into the attic and shine their flashlight around and many just inspect the roof from a ladder. Believe it or not some inspect the roof from the ground with binoculars. Ensure the home inspector you choose walks the roof and thoroughly inspects all accessible areas in the attic.

**At Priority Home inspections we crawl every accessible area in the attic and walk the entire roof looking for signs of water intrusion and improper installations.**

#### **6. Ensure your inspector uses the latest and greatest tools and technology:**

Some inspectors come armed with only a ladder and a flashlight. Ask your inspector if they use **IR Thermal Imaging Technology**. Thermal Imaging Technology allows the inspector to see things that are not visible using traditional inspection practices.

Priority Home Inspections offers advantages to you over typical home inspection companies that lack our Infrared Thermal Imaging (ITI) Technology. In fact, fewer than five percent of home inspection companies even have thermal imaging technology. You can include an Infrared Thermal Imaging Survey of your home for an additional fee of only \$50.

Using thermal imaging technology can help us find defects that are not visible with the human eye. This amazing technology could potentially save you hundreds, or even thousands of dollars in costly repairs by identifying numerous problems such as:

Hidden water and moisture intrusion that could lead to mold growth and pest infestation, roof leaks and electrical faults before they cause a fire, overloaded circuits, circuit breakers in need of immediate replacement and missing or displaced insulation.

For more information on thermal imaging technology visit [www.BrevardHomeInspector.com](http://www.BrevardHomeInspector.com)

#### **7. Price:**

Home inspectors that charge significantly less are trying to gain market share and experience. Let them practice and gain experience on someone else's home. Buying a home is probably the most expensive purchase you will ever make. This is no time to shop for a cheapest inspection. The cost of a home inspection is very small relative to the home being inspected. The additional cost of hiring a certified experienced inspector with cutting edge technology is almost insignificant and can save you a ton of problems and money down the road.

**At Priority Home Inspections were not the cheapest, nor most expensive. We are competitively priced. We are confident that our product and customer service are superior and that our services are well worth our fees. The old saying “You Get What You Pay For” Is Often True.**

**Give us a call today for a free quote.**

We hope these tips will help you when choosing a Home Inspections company. Whether you choose our services or decide to go with another inspection company, we wish you the best and happiness and health in your new home.

If you have any question feel free to give us a call anytime.....We are here to HELP. Also visit our website, it contains helpful information and you can sign up for our FREE e- newsletter that will provide you with helpful tips on how to maintain your home.

“Your Investment Is Our PRIORITY”

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