

Was Your Last Home Inspector Blind?

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

1. Licensing & ASHI

Simply ask if the inspector is licensed as a Home Inspector in Florida - then verify it by visiting the [Department of Business and Professional Regulations](#). Click on "Verify A License" then enter the inspector's name. If there is no license on file - then choose another inspector, Quick. At First Choice Building Inspections, the inspector's license number is HI282.

Is your potential home inspector certified through ASHI ([American Society of Home Inspectors](#)). ASHI, founded in 1976, is North America's oldest and most respected professional society of home inspectors. ASHI's goals have always been to build customer awareness of the importance of a quality home inspection and enhance the professionalism of home inspectors. The combination of Experience, Education and Training make the difference in the competency of your next home inspector. "Cheap Charlie" may try to fool you into thinking they're certified through ASHI by saying they "follow" ASHI standards. That doesn't mean they're actually certified members. **There is simply no substitute for experience, training and ASHI level competency. No other organization can compare!** At First Choice Building Inspections, your inspector's ASHI membership can be verified [here](#)

2. Education & Training

Being a contractor is very different from being a Professional Home Inspector. Home inspectors are responsible for evaluating all of the systems and components of the home -- not just one aspect like the brick or the framing. To be able to provide a competent evaluation of all of these elements takes formal education and training. Did the inspector attend one of the top home inspection schools, **or did he complete a mail-order course, or have his brother in law show him how to inspect?**
Comprehensive continuing education and training is a must!

3. 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 same level of service from "employee inspectors!"

Also, 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 250 and 400 inspections annually.** Conducting 250-400 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 experienced!

4. The Inspection Report:

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! You can see a copy of our inspection report by clicking [here](#). Top home inspectors in today's business don't produce handwritten reports. A professional inspector will provide a combination checklist/narrative report. You should expect to receive a full-color report within 24 hours of the inspection, with digital photographs of the issues discovered during the course of the inspection. The report should provide a "Summary Page" listing all deficiencies found at the time of the inspection.

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.

5. How Long Has The Inspection Company Been In Business?

Is the inspection company locally owned and operated? Are they established in the Community and will they be in business years from now should you have any questions? We have been protecting folks just like you from buying a Money-Pit since 1997. You can be certain we'll be there when you need us.

6. Ask To See What Other Home Buyers Have Said About The Inspector

Quality Professional Home Inspectors ask their client's to complete comment cards upon completion of the inspection. Professional Inspectors want to know what they are doing right, as well as what might need improvement. If the inspector can't or won't provide client referrals, he might be blind in more ways than one! You can see some of our client comments [here](#).

7. Is The Inspector Booking His Own Appointments?

There is **ALWAYS** someone to answer our phone during normal business hours. You will **NEVER** have to talk to an answering machine. If the inspector is booking his own appointments instead of a staff doing so, then you can be certain he's answering the phone when performing an inspection and not concentrating on the inspection itself.

Call First Choice Building Inspections today to schedule your quality home inspection!

(904) 223-0068 or (888) 809-8192

