



Home Inspector Referral Handout:

1. American Home Services

8933 Reynolds Road, Clermont, FL 34711

352-429-7062

www.AmericanHomeServicesFL.com

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Please due your due diligence when hiring a Home Inspection. The following questions are given to you as a guideline: “What questions to ask your prospective Home Inspector”.

1. Since 2010, the State of Florida requires you to have passed the National Home Inspector Exam. Those licensed before 2010, were “Grand Fathered” in. It is not recommended to hire a Home Inspector that has not passed the NHIE. Ask for proof.
2. What is your background? Do you have direct hands on experience in the construction field? The best Home Inspectors have had hands on experience in all aspects of Residential Construction. Ask for references.
3. What National Home Inspector organizations do you belong to? It is not recommended that you hire a Home Inspector that does not have a professional affiliation. Always verify their membership. You can do this by searching the following websites to see if they are a member.

American Society of Home Inspectors: www.ashi.org (the only nationally accredited organization), National Association of Certified Home Inspectors: www.nachi.org, National Institute of Building Inspectors: www.nibi.com, Florida Association of Building Inspectors: www.fabi.com

4. How long have you been in business? How many inspections have you actually performed?
5. Do you use the latest high tech equipment in your inspections? *(A quality home inspector will have tools such as Thermal Imaging Camera's, Moisture Meters, Amperage Meters, just to mention a few. They should be able to explain how these tools are used in the inspection.*
6. Does your company offer other services that will help provide a more thorough inspection? *(Many companies offer “auxiliary services”. Make sure they are actually licensed to perform these services and are not working “underneath” someone else’s license. For example: to perform a Termite Inspection, requires you to be licensed separately under the Department of Business and Professional Regulation.*
7. Does your company carry the required minimum \$300,000 liability insurance? Is a copy of that Insurance policy available? Minimum is just that, it is better if they have E&O Insurance up to \$1,000,000.
8. Does your company offer any warranties with the Home Inspection or Termite Inspection. Ask for a copy before scheduling.
9. Can your company accept various forms of payment?
10. Does your company offer continued support after the inspection?