

## **10 QUESTIONS TO ASK WHEN SELECTING A HOME INSPECTOR**

### **WHAT KIND OF FORMAL INSPECTION TRAINING HAVE YOU HAD?**

Many Inspectors have no formal training since none is required in most states. United Professional Real Estate Inspectors (U.P.R.E.I.) are certified by The Prestigious American Institute of Inspectors, which requires both classroom and field training and testing. We are also all Inspector members of California Real Estate Inspection Association (CREIA), passing their arduous examination and subscribing to both of their Code of Ethics. As well, all Principal Inspectors are licensed general contractors with a combined experience of over 75 years in custom home production, and all phases of remodeling.

### **ARE YOU A MEMBER OF ANY INSPECTOR'S TRADE ASSOCIATION?**

Since there is no state licensing required to become a Home Inspector, the buyer must beware of those without proper credentials. Be sure to ask for the name and phone number of the Association, as well as their own certification number. Then call and verify this information. We are certified members of the American Institute of Inspectors. Their telephone number is 1-800-877-4770. We are also certified through the California Real Estate Inspection Association. Their telephone number is 1-888-388-8443.

### **CAN YOU MAKE REPAIRS IF THEY ARE NEEDED?**

If they say "yes"...BEWARE! They may have a vested interest in the outcome of their report. We don't do repairs and we don't make estimates. We have a strict Code of Ethics, which forbids any action that could be interpreted as a conflict of interest.

### **HOW LONG DO YOUR INSPECTIONS TAKE?**

Our structural inspection takes 3 to 4 hours to complete. We strictly adhere to the Standards of Practice outlined by A.I.I. & CREIA and the extra investment of time assures you of not only the highest quality inspection but also the same thorough inspection every time.

### **DO YOU HAVE A WRITTEN GUARANTEE THAT YOUR REPORT IS ACCURATE?**

Most Home Inspectors have nothing but disclaimers, or they are simply unaware of the liability that they are assuming. We have a service agreement, which clearly outlines our responsibilities. We perform a visual inspection and evaluate the condition of the components of the home based upon the simple criteria of durability and serviceability. The standards that we are responsible to report are contained in the Standards of Practice published by A.I.I. & CREIA.

### **WHAT HAPPENS IF YOU HONESTLY MISS SOMETHING?**

Errors and Omissions Insurance typically comes with a \$2500.00 deductible. That means your Home Inspector must be able to pay the first \$2500.00 from his pocket. Can he afford to stand behind his report? If you would like to know about our financial ability to back up our reports you may contact Suzanne at Washington Mutual, 916-791-7905.

### **DO YOU GO OVER THE REPORT IN PERSON WITH THE BUYER?**

We prefer to walk the property with the buyer at the conclusion of the inspection to show them firsthand anything that was discovered during the inspection. We have found that this is the key to giving a buyer peace of mind regarding their purchase.

### **WHAT KIND OF REPORT DO YOU USE?**

We use a computer-generated narrative reporting system that also generates a summary report. This type of report allows an inspector to rate items either Good, Fair, or Poor. If items are either fair or poor, we will explain in writing the conditions we observed. This type of report points out any conditions as well as all of the good points.

### **WHEN DO I GET THE REPORT?**

When time is of the essence, you will receive your report the very same day, but usually you will receive your report within 2 business days.

### **WHAT WILL MY INVESTMENT FOR THIS INSPECTION BE?**

This is sometimes the first question asked, and yet it tells the least about the inspector. It has never been our goal to be the cheapest inspectors in town . . . only the best! We have always felt that the buyer deserves the highest value for his/her investment dollar. We set our payment structure according to size, age and other components of the home. For a quote please call our friendly office staff. A quality inspection backed by a warranty may require a higher investment, but it will save you both money and time by eliminating unnecessary headaches later on. Call us for a quote, (916) 788-1111.

**WHEN QUALITY AND SERVICE COUNT...CALL THE TEAM AT  
UNITED PROFESSIONAL REAL ESTATE INSPECTORS, INC.**

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