



thebuildinginspector.net | 855-932-3784

**Jacksonville Office:**  
 5000-18 US Hwy 17S, #203  
 Fleming Island, FL 32003

**Orlando Office:**  
 107 Shadow Trail  
 Longwood, FL 32750

We understand hiring a home inspector can be confusing. Within reason, price should be your least concern. Generally, the price difference between a really good inspector and a barely qualified one is less than \$100. Be careful and make sure you are hiring a qualified inspector. Use this comparison chart to help make an informed decision.

### HOME INSPECTOR COMPARISON CHART

Property360      \_\_\_\_\_      \_\_\_\_\_

Years in business      over 30      \_\_\_\_\_      \_\_\_\_\_  
*(Be very concerned with new inspectors - many have limited experience)*

Errors & Omissions coverage      Yes      \_\_\_\_\_      \_\_\_\_\_  
*(E&O insurance protects you in the event the Inspector fails to find a major defect)*

Industry Certifications:  
 Certified Master Inspector      Yes      \_\_\_\_\_      \_\_\_\_\_  
 ASHI Certified Inspector      Yes      \_\_\_\_\_      \_\_\_\_\_  
*(These are the two foremost industry certifications which exhibit competence as a Home Inspector)*

Additional Licensure:  
 Licensed Pest Control Operator      Yes      \_\_\_\_\_      \_\_\_\_\_  
 Certified General Contractor      Yes      \_\_\_\_\_      \_\_\_\_\_  
 Licensed Mold Assessor      Yes      \_\_\_\_\_      \_\_\_\_\_  
*(Additional licensure assures you the Inspector is uniquely qualified to evaluate any issue in the home)*

FREE Warranties:  
 90 Day Warranty      Yes      \_\_\_\_\_      \_\_\_\_\_  
 Mechanical      Yes      \_\_\_\_\_      \_\_\_\_\_  
 Plumbing      Yes      \_\_\_\_\_      \_\_\_\_\_  
 Electrical      Yes      \_\_\_\_\_      \_\_\_\_\_  
 Structural      Yes      \_\_\_\_\_      \_\_\_\_\_  
 Sewer to the street      Yes      \_\_\_\_\_      \_\_\_\_\_  
 Appliances/water heater      Yes      \_\_\_\_\_      \_\_\_\_\_  
 5 Year Roof Leak Plan      Yes      \_\_\_\_\_      \_\_\_\_\_  
*(Inspectors who provide warranties provide a greater benefit over those who disclaim any responsibility to protect you)*

Office staff/coordination:  
 Written proposal/agreement      Yes      \_\_\_\_\_      \_\_\_\_\_  
 Easy Scheduling/Follow-Up      Yes      \_\_\_\_\_      \_\_\_\_\_  
 Prompt response & assistance      Yes      \_\_\_\_\_      \_\_\_\_\_  
 Look up building permits      Yes      \_\_\_\_\_      \_\_\_\_\_  
 Report Delivery      <24 hrs      \_\_\_\_\_      \_\_\_\_\_  
 Reinspections if necessary      Yes      \_\_\_\_\_      \_\_\_\_\_

Online, secure payment	Yes	_____	_____
After hours service	til 10 pm	_____	_____
Weekend service	Yes	_____	_____

*(A professional office staff is invaluable to assist you with scheduling, coordination and service after the inspection)*

Price quotes:

Home Inspection	_____	_____	_____
WDO/termite	_____	_____	_____
Wind Mitigation/4 Point	_____	_____	_____
Base inspection price quote:	\$ _____	\$ _____	\$ _____
Value of warranties	( <u>129.00</u> )	\$ _____	\$ _____ (zero if not included)
Real price including warranty	\$ _____	\$ _____	\$ _____
Most qualified/preferred:	_____	_____	_____
Choice #1/#2/#3	_____	_____	_____
Availability:	_____	_____	_____
Scheduled for:	_____	_____	_____

*It just doesn't make sense to hire a home inspector who does not provide warranties on their inspection.  
Why would anyone recommend them?*

*Need more?*

*How about this....if you decide you want the protection of a Home Warranty plan, we can offer you the best plan, with more coverage, at a commensurate price to any other plan, that includes things they don't cover, things like additional appliances, on demand water heaters, garage door springs/operators and more... and, we'll give you 18 Months of coverage for the price of 12!*

***That is SIX months of FREE coverage.***

*Oh, and this is important,  
if your home as a split AC system (zoned system), our plan is the only plan that covers damper replacement. Trust me, they fail and they fail often. And, they cost up to \$800 to replace.  
You're covered with our plan.*

**Check out: [www.BigAssHomeWarranty.com](http://www.BigAssHomeWarranty.com)  
Once you see this, you won't want any other plan.**