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Home Inspectors

The Home Inspection Industry is vastly changing. In the past, this industry was not government regulated, meaning that anyone could classify themselves as a "Home Inspector". The American Society of Home Inspectors (ASHI) had set standards in place and certifications for committed inspectors, helping us, in the past decipher them from the 'fly-by-nighters'. Gov. Jane Hull signed legislation requiring certification for home inspectors in the State of Arizona. Effective as of May, 2002, it mandates formal training and testing, but it only makes carrying malpractice insurance optional. (Experts recommend \$1 million coverage in 'errors and omissions' insurance).

By referring to the 'Buyer Advisory' you will find addresses for 6 websites for additional information. I believe you should ask a number of questions from the companies you are considering, to assist in your decision on which inspector you choose to employ:

1. What is the cost of your inspection?
2. How long does it take for you to complete the inspection?
3. Prior to you getting into the home inspection business, what experience did you have that prepared you for this industry? (ie: plumber, carpenter, etc.)
4. Do you have an 'after-repair' inspection policy to ensure the repairs have been done adequately? Is there a charge for this service?
5. Do you carry errors & omissions insurance? How much coverage is in place?
6. What written guarantees or warranties are there in case something is overlooked during the inspection?

The following is a list of home inspectors that my clients have hired in the past and have voiced their satisfaction to me. All are certified, passing the National Home Inspectors Exam (NHIE) & perform their inspections in accordance to ASHI standards and the new State of Arizona requirements. I personally try to refrain from recommending one over another. I believe that on any given day, anyone can make a mistake.

East Valley Home Inspection Companies, Contacts & Phone Numbers — (Alphabetical)

Desert Dwellings Inspection	Gary Swintek	480.326.5220
Inspect It First	Wayne Davis	480-668-2624
Nest Technologies	Dan Smith	480.545.6644
Pro-Check Certified Home Inspections	Joe Chavez	480.201.9197
WIN Home Inspection	www.wini.com	480.777.9399

Termite Inspector

Uni-Tech Termite & Home Inspections 602.863.4042

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