

## Questions to Ask a Potential Home Inspector

Ask the inspector the following questions:

- Can I see a sample report of your work?
- Are you licensed by the state to do heating system evaluations?
- What advanced technology do you use?
- Do you use an ultrasound machine to test the thickness of the fuel oil storage tanks?
- Do you use an infrared camera as part of the inspection?
- What is the accuracy of your radon testing equipment?
- Do you have energy analysis certification?
- Have you ever had a claim filed against you? What was the outcome of that claim?

Ask your broker these questions:

- Can you guarantee that the home inspector you are recommending has not had a claim that was made against him/her in the last 5 years? What was the result of that claim?
- Have any of your clients called to complain about your home inspector referral after the sale? If so, what was the problem and when was it noticed?