



Ten Important Questions to Ask Your Home Inspector

1. What does your inspection cover?

The inspection offered by Brink's Home Inspection LLC covers all major areas of your new home. We inspect everything from the roof top to the foundation and everything in between. We get on the roof, we enter the attic and crawlspace, inspecting from end to end. We inspect all the mechanical systems, check every outlet and open every window. Our inspections are extremely thorough with the attention to detail that your new investment deserves.

2. How long have you been practicing in the home inspection profession and how many inspections have you completed?

BHI has been in business since 2009 and we have preformed thousands of residential home inspections.

3. Are you specifically experienced in residential inspection?

Josh Brink, owner of BHI has been involved in the residential construction industry since 1990. He spent several years as a carpenter running projects for a local home builder. Josh then started his own custom home building company, constructing new homes for a period of twelve years. Josh has completed hundreds of hours of education to become a certified home inspector through NACHI, the National Association of Certified Home Inspectors and has preformed hundreds of residential home inspections.

4. Do you offer to do repairs or improvements based on the inspection?

I choose not to offer repairs or improvements as I believe it poses a strong conflict of interest. I would never want a client to question my findings as a way to create work for myself. I am always willing to offer referrals to skilled tradesmen that I trust and have worked with in the past.

5. How long will the inspection take?

Inspections usually take two and a half to three hours to complete. At the end of the inspection we usually allow an additional thirty to forty five minutes to review the report and pictures with my clients and answer any questions. We will also take the clients to areas of concern in order for them to see the issues first hand.





6. How much will it cost?

Inspections costs start at \$325 and go up from there depending on the size of the home. Additional pest inspections by an exterminator cost \$75 and Radon testing cost \$125.

7. What type of inspection report do you provide and how long will it take to receive the report?

BHI offers a computer generated report including pictures showing the deficiencies or maintenance issues. The reports are usually thirty to thirty five pages long. The clients receive the report on a CD before they leave the inspection. The reports are then emailed to the client and their Realtor within hours of completing the inspection. We also provide a book "Now that you've had your home inspected" which follows the format of the report and offers helpful home maintenance information for your new home.

8. Will I be able to attend the inspection?

I encourage my clients to attend the inspection. They are more than welcome to attend for the entire inspection. I ask that at a minimum they attend at the end to review the inspection in person.

9. Do you maintain membership in a professional home inspector association?

BHI is a member in good standing with NACHI, the National Association of Certified Home Inspectors. I am also an active member of the BBB and several Realtor associations throughout Northwest Ohio and Southeastern Michigan.

10. Do you participate in continuing education programs to keep your expertise up to date?

BHI maintains a commitment to continuing education in order to stay up to date with the industry and its practices. NACHI requires its members to complete a certain number of continuing education hours each year to maintain their membership. My goal is to complete all the education offered and achieve the designation of Master Inspector.

