

Frequently asked questions:

- Q:** Why should I have my house or future home inspected?
- A:** You are in the process of making a very large investment. A small investment in a home inspection now may save you substantial money in the future.

- Q:** How do I choose a home inspector?
- A:** Be sure to pick a home inspector who is highly qualified. Get recommendations and referrals from your real estate attorney, Realtor, and/or your banker. These professionals have worked with many home inspectors.

- Q:** Should I be present at the inspection?
- A:** Yes. The written report will be even more useful to you if you know where in the house to find the repair items. Another advantage to being present at the inspection is that you can bring to my attention items of special concern to you.

I have developed an inspection procedure designed to enable me to find, see, and record as much of the condition of the home as possible in three hours. This is a very intensive effort, and, in order for the inspection to be most effective, I need to concentrate fully upon this procedure and adhere to it.

- Q:** If I order an inspection today, how soon can you do it?
- A:** Within two to five days.

- Q:** How long does it take to get the written inspection report?
- A:** I will **e-mail** your report in PDF format within 24 hours of the site inspection. I will also provide a paper copy if you require it.

What do you inspect?

- ✓ Chimneys
- ✓ Attic insulation
- ✓ Attic ventilation
- ✓ Roof leak
- ✓ Condensation
- ✓ Main electrical panel
- ✓ Corrosion on wiring
- ✓ Electrical outlet performance
- ✓ Electrical outlet wiring
- ✓ Heating unit
- ✓ Heat distribution
- ✓ Plumbing fixtures
- ✓ Plumbing supply pipe
- ✓ Water pressure tank
- ✓ Water pump
- ✓ Hot water heater
- ✓ Main sanitary drain
- ✓ Separate drains
- ✓ Windows
- ✓ Doors
- ✓ Foundation
- ✓ Visible wall rot
- ✓ Visible sill rot
- ✓ Visible floor structure rot
- ✓ Floor sag
- ✓ Basement/crawl space water
- ✓ Basement/crawl space ventilation
- ✓ Bathroom ventilation
- ✓ Kitchen ventilation
- ✓ Main electrical system ground
- ✓ Television antenna ground
- ✓ Bedroom egress window size
- ✓ Porches, decks, and steps
- ✓ Walls, ceilings, floors
- ✓ Stairs
- ✓ Smoke detectors
- ✓ Fireplaces
- ✓ Small animal entry
- ✓ Insect infestation
- ✓ Gutters and downspouts
- ✓ Exterior drainage
- ✓ Grade clearance
- ✓ Overgrown trees
- ✓ Flashing
- ✓ Exterior siding
- ✓ Exterior trim
- ✓ Storm windows and doors
- ✓ Roof eaves
- ✓ Roof surface
- ✓ Roof structure
- ✓ Garage
- ✓ Driveway

More frequently asked questions:

- Q:** Can you describe briefly your written report?
- A:** Yes. The report is a narrative customized to your particular building. For your convenience, repairs recommended in my reports are organized by trade, i.e., building, chimney, electrical, and plumbing & heating. Next, maintenance and safety items are reported. The last part is an informational section.

- Q:** Do you provide cost estimates for repair items found?
- A:** No. After you have read the report, you should obtain cost estimates from at least two contractors.

- Q:** What if I have questions of concerns after I read my report?
- A:** Please call me to discuss your questions and concerns about your report. There is no charge for this post-inspection phone consultation.

- Q:** What do you charge for a home inspection?
- A:** My fee schedule is very simple. I charge \$400 for a usual single family home and \$275 for a condominium unit. I do not charge for travel except for travel to and from islands or out of state.



<http://www.homedetective.com>

Background:

I hold two college degrees, a B. A. in Physics from Bowdoin College, and an M. S. in Electrical Engineering from Columbia University in the City of New York.

I held membership with professional status in BOCA International (Building Officials and Code Administrators) during the late 1980s and early 1990s.

I was a registered Professional Engineer in the State of Maine for eighteen years. In 2005, I retired from engineering practice.

I have been involved in building and construction for a long time. I constructed my first house in 1957. It is six by six feet and is still standing.

Over the years, I have been building and renovating houses and have accumulated valuable experience and practical knowledge on the construction of buildings that I want to share with you. You can find a detailed description of my thorough building inspection at my website:

<http://www.homedetective.com>

The opinion and conclusions presented in the written inspection report are based on what is visible at the time of inspection. The report is not a guarantee but is offered as an opinion regarding major repairs and upgrades as well as maintenance and safety items found during the inspection.

During actual repair, upgrade, or maintenance work undertaken as a result of the inspection, it is not unusual to uncover additional repairs that were unknown and/or concealed at the time of inspection.

207-563-8451

What my clients say:

"Many thanks for your very prompt services and cooperation."

"Thank you for such a complete report. The builder has already finished many of the items you noted."

"Thanks for the job well done."

"We thank you for your well-written report"

"Thank you for completing the inspection and forwarding the report so quickly."

"Your interest in our problems is most appreciated."

"I appreciate your willingness to answer my phone questions."

"Thank you very much, Mr. Sherman. You have made our life much more pleasant."

"Thank you for your prompt attention and the receipt of your written inspection report. I know it will be very useful as we make further decisions regarding our property."

"Many thanks for a very thorough and professional job."

"I will recommend you to anyone seeking a proper, in depth, inspection effort."

"I have owned seven houses. This is the best inspection I ever got."

HOME DETECTIVE

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*Your Home
Inspection
Professional*

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