

When should I have an inspection?

The inspection is typically conducted after the contract of sale is signed—provided your contract contains an inspection contingency clause.

Why should I have an inspection?

To give you, the buyer, an independent professional assessment of the condition of your potential purchase. The Home Inspector is frequently the only person in the home selling transaction who is working directly for YOU. A Home Inspection is an experienced impartial view of your home investment.

Who should have an inspection?

Buyers learn as much as possible about the condition of their new house/home.

Sellers learn how buyers will see their house. Correct issues that may impede a sale.

Agents receive an unbiased evaluation of the property that can help buyers and sellers come to agreement.

Owners analyze mystery ailments in the house from a disinterested third party.

"Dear Adrian, Thanks for your time and diligence... been in construction for 40 plus years but needed someone with some local experience to give me a second opinion and to calm my mind. Time and money well spent." - N. Battles, June 2005

Who are The Home Inspectors?

- Adrian Bishop, President & CEO**
- St. Thomas & St. John Home Inspector
 - 30 years of builder, property manager, and inspector experience.
 - Founded The Home Inspector, Inc. in 1998.
 - ASHI Certified Member since 1997.
 - Commercial certification with the Foundation of Real Estate Appraisers.
 - Email: Abishop@HomeInspect.VI
 - Phone: (340) 998-2802

Mike Simmons

- St. Croix Home Inspector
- ASHI Candidate Member
- Email: MSimmons@HomeInspect.VI
- Phone: (340) 713-0342

Herman Lloyd

- St. Thomas & St. John Home Inspector
- ASHI Candidate Member
- Email: HLloyd@HomeInspect.VI
- Phone: (340) 344-2791

About Us:

- The Home Inspector, Inc. is the first Virgin Island company dedicated to Home Inspections.
- The Home Inspector, Inc. is licensed, insured, & bonded in the United States Virgin Islands.
- All Home Inspectors are Certified American Society of Home Inspector® (ASHI) Members or Candidate Members.
- The Home Inspector, Inc. participates in Habitat for Humanity and African Great Lakes Initiative.

View a virtual Home Inspection available online at www.HomeInspect.VI

The Home Inspector, Inc.

Virgin Islands Residential & Commercial Inspections



**Celebrating
12,000
Inspections!**

**St. Thomas Phone:
(340) 776-7171**

**St. Croix Phone:
(340) 713-0342**

**Website:
HomeInspect.VI**

**Mailing Address:
P. O. Box 304077
St. Thomas, USVI
00803**

What is a Home Inspection?

A Home Inspection is an objective examination of the condition of the visible and accessible components of a home. Homebuyers now entering the marketplace view inspections as a way to gain valuable information about one of the most important purchases of their lifetime. It helps them to determine whether there are any major defects or system inadequacies before they buy; and it minimizes any unpleasant surprises or significant financial burdens later on.

"Thanks again for your help, you do an excellent job"
- K. Boeger, April 2005

What does the Home Inspection report include?

The inspection report has been adapted exclusively for use in the US Virgin Islands and Puerto Rico. The report will include all aspects of your homes' structure and systems including the site, foundation, walls, cisterns, roof, electrical, plumbing, doors, windows, a/c, major appliances, and storm readiness. Tests for water quality, organic growths, lead, and asbestos are available.

Each Home Inspection report contains three parts:

1. introduction
2. inspection agreement
3. information report

The report will first guide you through the property and its systems. The last three sections contains repair/replace recommendations, marginal issues, and summary of deficiencies. Comments are provided to assist you in caring for the property. Your home information report is presented in a format that details the conditions found in the home and long term maintenance information.

"Now what a nice detailed report. Thank you for your time..." - L. Latour, December 2004

The Home Inspector, Inc.

Virgin Islands Residential & Commercial Inspections



Visit us online at www.HomeInspect.VI
or call (340) 776-7171 for a Home Inspection!



We inspect commercial buildings.



We inspect luxury and vacation homes.



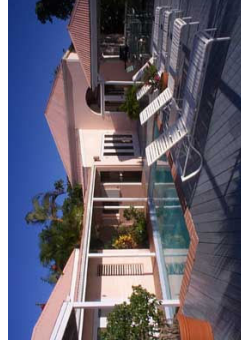
We inspect historic homes.



We inspect multi-family dwellings including vacation rentals, apartments, and condos.



We inspect during construction and post-construction.



We evaluate hurricane and earthquake preparedness.



We evaluate for safety and environmental impact reduction.



We inspect roofs, electrical, lead, plumbing, a/c, cisterns, septic, water quality, organic growth, and asbestos.