

 Ringer's UNBIASED INSPECTIONS	Inspector Selection Questionnaire (answer spaces on next page)
1. How long have you been inspecting?	
2. How long have you been in the Construction and Home Repair business?	
3. Are you "certified" by any national organization as a Home Inspector?	
4. Are you a licensed General Contractor?	
5. Are you licensed in any thing?	
6. Have you ever hands-on built a home from scratch? If so what, where, when?	
7. Have you ever spent any "real" time in the home repair field? If so, what, when?	
8. Do you solicit realtors to obtain your work/inspections?	
9. What, EXACTLY, do you inspect and include in your inspection report?	
10. Is the report computer generated, easy to understand and have digital color pictures?	
11. Do you offer a money back guarantee?	
12. How long will the inspection take?	
13. What is your fee?	
Additional questions	
14. Do have a website and what is it's address?	
15. Do you have any references you would like to share with me?	
16. Can I accompany you during the inspection?	
17. Have you ever been sued over one of your inspections?	
18. How do you stand behind your inspection if a problem comes up?	
19. How much continuing education do you take every year?	
20. What other services do you offer?	
21. Do you belong to the local Realtors Board?	
22. Do you advertise in any of the real estate companies' sales fliers?	
23. What/who's Standards of Practice to you inspect to?	
24. What Home Inspection organization(s) are you most proud to belong to and why?	

Questions from page 1	Candidate 1	Candidate 2	Ron Ringen
1			40 years
2			45 years
3			Yes, several, CalNACHI, NACHI International, IHINA
4			Yes, since 1977
5			Yes, Calif. Gen. Contractor, Calif. Structural Pest Inspector
6			Yes, many structures since 1977 including such projects as a geodesic Dome home
7			45 years of being involved in the Structural Pest Control business, hands on
8			NO!
9			All visible and accessible portions and systems of the house and property
10			Yes, report includes many color pictures
11			Absolutely
12			4 - 8 + hours depending on the property to be inspected
13			The fee will vary depending on the property to be inspected
14			Yes, www.unbiasedinspections.com , please visit it!

Questions from page 1	Candidate 1	Candidate 2	Ron Ringen
15			Actually I have numerous references on my website
16			Yes, in fact, I encourage you to at least be on site near the end of the inspection
17			Knock on wood, NO, never, even though I've been inspecting homes since 1968
18			I have a money back guarantee and stand firmly behind it!
19			It varies, but usually 40 to 50 hours of pertinent classes
20			Structural Pest (termite) Inspections, Thermograghy scans and reports, Floor level mapping, and, consulting
21			No, I do not solicit realtors in any manner in order to avoid any perception of conflict of interest or collusion
22			Absolutely not!
23			CaINACHI
24			<p>CaINACHI because of their high standards and stringent continuing education requirements (I hold the designation of Master Inspector with CaINACHI)</p> <p>However, I'm equally proud to be a member of Independent Home Inspectors of North America (IHINA) because in order to be a member you must sign a pledge NOT to solicit business from realtors!</p>