

Certifications

Professional Home Inspection Institute
Certificate # LMH46258996490
License #2296R9007



National Association Of Certified Home Inspectors (NACHI)
Member ID# NACHI05081796



Lancaster Association of Realtors



National Society of Home Inspectors
Member ID#212905



Professional Home Inspection

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Professional Home Inspection
"Inspected with Integrity"



Locally and Independently Owned and
Operated by David C. Mull

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***Building Relationships
with each Inspection***



The World's Elite Inspectors

**National Association of
Certified Home Inspectors**

Professional Home Inspection

Professional Home Inspection (PHI) is a professional home inspection company that specializes in residential properties.

We understand how exciting, and sometimes stressful, the purchase of a home can be. We are here to help you make the right decision with confidence.

PHI will provide a thorough and comprehensive inspection to let you know the condition of the property you are buying or selling. This will arm you with the knowledge to make your buying or selling decision with confidence.

PHI is focused on providing superior customer service to our customers. The PHI inspector is a valuable partner in your home buying or selling experience.

We are located in Lancaster, Pennsylvania. We are highly trained National Association Certified Home Inspectors (NACHI). We utilize up to date equipment, skills, and techniques to provide our customers with a factual assessment of the condition of the home they are interested in.

You are invited to accompany our inspector during the inspection. The inspector will answer any questions you have and explain the routine maintenance necessary to keep your home in good condition.

PHI is here to meet all of your home inspection needs!

Building Relationships with Each Inspection

Our Full Inspections include:

Structure - The foundation, floors, framework, chimney. This will also include the inspector entering the crawlspace, basement and attic when applicable

Electrical - Service line, capacity, main breaker, fuse/breaker box (location and internal condition), sub-panels (location and internal condition), wiring installation, grounding and bonding, operate GFCI/AFCI's, switches and outlets, light fixtures.

Plumbing - The condition of water supply and waste removal systems including evidence of leaks and proper venting. All water fixtures and drains will be operated and inspected for proper flow and drainage. Water heating equipment.

Heating - Operational check and visual inspection of the primary heating system.

Air Conditioning - Operational check and visual inspection of the central AC system (weather permitting - the outside temperature must be above 65 degrees).

Exterior - Porches, decks, grounds, sidewalks, driveway, windows, grading, doors.

Roof - Covering material, gutters, downspouts, flashings, skylights.

Interior - Cracks, water stains, fit and operation of windows and doors, level and solid floors and fireplaces.

Garage - Doors, automatic door openers including safety sensors, firewalls and fire doors to living space, floors and window.

And Much More

Review our Standards of Practice at www.nachi.org/sop.htm for complete details.

A Promise Made is a Promise Kept.



You are about to make a major decision and are seeking the help of a professional in making the decision. My promise to you is this:

We will do our very best to assist you by providing you with the information about your home or prospective home's mechanical systems. We will assist you in understanding the findings and how they apply to your decision. We will maintain professionalism and perform our work for you with the utmost integrity.

This is my promise to you.

David C. Mull



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