

Pearl Inspection Services serves the Greater-Portland area by offering high-quality home inspections and excellent customer service.

Here's what you should expect:

SCHEDULING: We have an excellent online interactive scheduling tool that allows you to select services and see our inspection availability in real-time. We are also available to schedule by phone and will need just a few details from you to book a timeslot.

PRICING:

Home Inspections:

0-2000 SF – \$499
2001-3000 SF – \$599
3001-4000 SF – \$699
4001-5000 SF – \$799
>5001 SF – Call for a Quote

Additional Services:

Sewer Scope – \$199
48-hour Radon Test – \$199
Real Estate Transaction Water Analysis – \$249
Results in 8 days. Can be expedited for additional fee.
Mold sampling (2 samples) – \$249, additional samples \$90 each.
Results in 3 days. Can be expedited for additional fee.

Save \$50 when you select 3 or more services!

BEFORE YOUR INSPECTION: You'll receive electronic inspection contracts. These must be signed prior to the beginning of the inspection. Payment is due by the beginning of the inspection. We, too, want you to get bonus miles or cash back rewards, so not only do we accept check and cash, but we also accept major credit cards, and we don't charge you the processing fees.

ON INSPECTION DAY: We're usually about 15 minutes early to an appointment to unload our tools and make sure we're prepared. While we need to stay focused, we don't mind if you tag along through the accessible areas. An average inspection takes about 3 hours, and we ask our clients to be present for at least the last 30 minutes of the inspection so we can do a walk-through and discuss key findings on the report. Face-to-face communication is critical to our process, so please try to attend the walk-through. Once we've done the walk-through and answered any initial questions you might have, your inspector will head to the office, polish up the report, and send you a link to the final report that evening.

AFTER YOUR INSPECTION: Once the inspection report is in your hands, you'll work with your real estate professional to interpret the findings and decide how to proceed. Inspection reports are often about 50 pages, but we also provide a summary that's a little more palatable. We are always available for follow-up questions and information, but your real estate professional is the expert when it comes to managing the inspection report relative to your pending transaction. We hope the inspection report provides you with a good list to leverage in negotiations.

DOWN THE ROAD: Expect to have some questions for us, and don't hesitate to call. We often field "advice line" calls from homeowners who want to take good care of their investments and have some questions about how to do it. Ask away!