

Brian Caldwell

Home Inspector Indianapolis, IN · (317) 555-0162 · brian.caldwell@email.com · [linkedin.com/in/briancaldwell](https://www.linkedin.com/in/briancaldwell)

SUMMARY

Licensed home inspector with 4 years and 1,900+ pre-purchase inspections across central Indiana. Checks roofs, structure, electrical systems, plumbing and HVAC systems, adds radon testing and thermal imaging when buyers need them, and delivers same-day inspection reports that agents and buyers can follow at a glance.

EXPERIENCE

Home Inspector 03/2022 - Present

Crossroads Property Inspections Indianapolis, IN

Home inspector for a 6-inspector firm serving buyers, sellers and agents in 9 counties.

- Complete **2-3** full home inspections a day on houses from 1920s bungalows to new builds.
- Deliver photo inspection reports in Spectoru within 12 hours, with a 4.9 average from 600+ client reviews.
- Run 40-50 radon testing setups a month and interpret results against the EPA action level.
- Apply thermal imaging during roof inspection and wet-wall checks to find leaks hidden behind finished drywall.
- Prioritize safety items over cosmetic ones when walking buyers through findings at the end of each inspection.

Remodeling Carpenter 04/2017 - 02/2022

Fall Creek Remodeling Indianapolis, IN

Carpenter for a residential remodeling contractor.

- Remodeled 60+ kitchens, baths and basements, framing walls and replacing rotted subfloors.
- Repaired water damage, roof leaks and foundation cracks on homes built before 1950.
- Coordinated electricians, plumbers and HVAC subs on 12-15 jobs a year.

SKILLS

Home Inspection
Inspection Reports
Radon Testing
Thermal Imaging
Roof Inspection
Electrical Systems
HVAC Systems • Spectoru
Customer Service
Attention to Detail

EDUCATION

Associate of Applied Science

05/2017

Ivy Tech Community College

Indianapolis, IN

Building Construction Management

CERTIFICATES

Licensed Home Inspector

Indiana Home Inspectors Licensing Board

02/2022

Certified Professional Inspector (CPI)

InterNACHI

01/2022

Radon Measurement Professional

National Radon Proficiency Program

06/2023