

# Are You Confused About Inspectors?

## *Learn Eight Things You Must Know To Avoid Hiring The Wrong Home Inspector*

### 1. **Get A Home Inspection From The An Experienced Inspector:**

Each month there are new inspectors who finish their 60 hours of course work, pay their fees and are set out as “licensed” inspectors. Most of these inspectors have no field or hands on experience. They set up shop and are ready to inspect your home, usually for a low, low fee. Do you really want their ‘in the field training’ to be at your expense? Did you know it takes a full time inspector at least 100 inspections to develop the eyes, ears and nose for hunting down problems. First-time home inspectors simply don’t have the experience in the field to have developed that radar. So be sure to ask how many inspections the inspector conducts annually and how many years he/she has been doing them. **A quality full time home inspector conducts between 200 and 400 inspections annually.** Also, the success of the business depends on exceeding your expectations for quality and professionalism each and every time and you just don’t get that level of service from unexperienced inspectors. So be sure to get an inspection from an experienced, established company insuring your Total Satisfaction!

### 2. **Education & Training:**

Being a contractor is very different from being a Professional Home Inspector. Home inspectors are responsible for evaluating all of the systems and components of the home – not just one aspect like the brick or the framing. To be able to provide a competent evaluation of all of these elements takes formal education and training. Did the inspector attend one of the top home inspection schools? Comprehensive continuing education and training is a must! A good way to know what type of continuing education an inspector is receiving is to ask what professional organization he /she belongs to. For example, The American Society of Home Inspectors (ASHI) requires four times as many continuing education hours as the State of Illinois.

### 3. **Certifications:**

While certifications are certainly important, it’s the combination of Experience, Education and Training that make the difference in the competency of your next home inspector. Certifications let the world know that the inspector can pass a test not that he can inspect a home properly. We all know people who are certified for one thing or another that we wouldn’t hire under any circumstances. **There is simply no substitute for experience and proper training.**

### 4. **The Inspection Report:**

The top home inspectors in today’s business don’t produce handwritten reports. **A professional inspector will provide a computer generated report** with narratives and explanations. Technology has evolved where you should expect to receive a full-color report within 24 hours of the inspection with digital photographs of the issues discovered during the course of the inspection. The report should provide “Summary Pages” for you to quickly see the information in the report. It should be easy to access through an email or online system, keeping with today’s technology. The report should **not** contain repair costs or action plans for repairs. Professional home inspectors inspect -- they don’t repair! **An inspector that makes repairs should always be voided due to the conflict of interest inherent in that situation.** Ask for a sample of an inspection report so you’ll know what you can expect for your time and money. After all, you are the client!

**5. How Long Has The Inspection Company Been In Business:**

Is the inspection company locally owned and operated or are they some far away “faceless corporation” where no one is monitoring and evaluating the quality of their work? If you are dealing with a multi-inspector firm, how long has the inspection company been in business? Does the inspection company have dedicated employees serving as customer service representatives to schedule appointments and provide any needed follow up assistance or do you have to call “1-800-good-luck” to talk to a real person?

**6. Ask To See What Other Home Buyers Have Said About The Inspector:**

Quality Professional Home Inspectors ask their client’s to complete feedback form upon completion of the inspection. Professional Inspectors want to know what they are doing right, as well as what might need improvement. If the inspector can’t or won’t provide client referrals, you need to avoid him!

**7. Ask Your Lender For A Referral To A Quality Home Inspector:**

The lenders sole interest in the transaction is seeing that **You get a quality home that’s right for you and your family!**

**8. Ask How Long You Will Be Allowed To Call With Questions:**

A Professional Inspection Company will continue to answer your questions throughout the transaction and even after you move in. They should become a resource for you in your new home.