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Was Your Last Home Inspector Blind?

Learn Seven Things You Must Know To Avoid Hiring The Wrong Home Inspector

1. **Get A Home Inspection From The Owner Of The Company:**

Nobody works harder for you the client than the owner of the company! 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 "employee inspectors!" So be sure to get an inspection from the owner of the company because he has a vested interest in 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 receive training from a top school that certifies the inspector's knowledge of home inspections? **Or did he complete a non certified course, or have his brother in law Bubba show him how to inspect?**

Comprehensive continuing education and training is a must!

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 combination checklist/narrative report. Technology has evolved where you should expect to receive a full-color report, with digital photographs of the issues discovered during the course of the inspection. The report should be easily understood and provide "Summary Pages" with specific categories with maintenance issues and Deferred Cost Items, safety and suggestions to properly maintain your home etc.

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 avoided 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 is The Inspection Company Structured for doing 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 serve its customer 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 for feedback from their clients. Professional Inspectors want to know what they are doing right, as well as what might need improvement.

7. Ask For A Quality Home Inspector that is available after the home inspection is done:

Your knowledge of the home you are buying matters, ask for a home inspector that is available for questions after the inspection is done, **you get a quality home that's right for you and your family!**