DASH
Home Inspection

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 ensuring your Total Satisfaction!

Also, it takes a full-time inspector at least 100 inspections to develop the eyes, ears and nose for hunting down problems. Part-time home inspectors simply don't have the time in the field to develop that radar. 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 – blind inspectors conduct 50 to 100 inspections annually.

Conducting 200-400 inspections each year requires extensive referrals, by prior clients, lenders, real estate agents and others — so there is a much greater chance the inspector is not blind!

On the other hand, if the inspector is doing three inspections a day, he's probably not spending the time needed to do a complete job. A complete inspection is going to take around 3 to 3.5 hours. Anything less and you're just getting a drive by inspection.

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 such as 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, or did he complete a correspondence 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. Advanced Technology:

Buying a home is an extraordinary investment. So why would you want merely an ordinary inspection?

There is no reason to wonder if you're getting the best inspection if the inspector is using cutting-edge technologies and the proper tools — such as Laser Thermometer, Hand-Held Computer, Moisture Meter, Outlet Testers, etc.

– Newer technology such as these will uncover "hidden" signs of damage and potential problems that might otherwise go undetected in an "ordinary" inspection.

5. The Inspection Report:

The top home inspectors in today's business don't produce handwritten reports. A professional inspector will provide at least a 30+ page narrative report, and not some little 10-15 pages that you can't read because he writes like your doctor.

You should want the report to be written in plain English, not some "Techno Jargon"- that only the home inspector can understand.

The report should contain a repair cost estimates. Inspector should NEVER make repairs or offer to make repairs at a later date.

An inspector that makes repairs should always be avoided due to the conflict of interest inherent in that situation. All national home inspection associations forbid this lack of integrity and objectivity.

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!

6. 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?

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

Quality Professional Home Inspectors request feedback from their clients. Because you cannot improve what you do not measure, professional home inspectors want to know what they are doing right, as well as what may need some improvement. If the inspector cannot or will not provide client referrals, he/she may be blind in more ways than one!

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