



Was Your Last Home Inspector Blind!!

Learn 7 Things You Must Know To Avoid Hiring The Wrong Home Inspector

1-Hire A Home Inspector With Lots of Experience:

Certifications merely set the bare minimum of education. It takes a full-time Home Inspector hundreds of inspections to develop the eyes, ears and nose for hunting down problems. Be sure to ask how many inspections he/she performs annually and for how many years. A quality Home Inspector does at least 350 to 500 inspections annually. Blind inspectors conduct 50 to 200 inspections annually. Conducting 400 inspections each year requires a renowned reputation and extensive referrals by prior clients, lenders, real estate agents and others-so there is a much greater chance the inspector is not blind. The success of the business depends on exceeding your expectations for quality and professionalism each and every. So be sure to get an experienced home inspector because he has a vested interest in insuring your Total Satisfaction!

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 2.5 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, Thermal Imaging, Moisture Meter, Carbon Monoxide Detectors, Drone 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 or checks boxes

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

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?

- ***Rob Donahue** has been in the Real Estate industry since 1990. He started his career in the industry as a licensed Real Estate agent working for a large private company whose services provided residential sales, new construction and home mortgages. As the real estate market began shifting to buyer agencies and more educated buyers, Donahue sought out opportunities in the home inspection industry. The “part-time” inspectors were not providing proper services for potential buyers during the home purchasing transaction. So in 1996, Sure Thing Home Inspections (STHI), the new name of Investigative Home Inspections (IHI), was started in Lawrenceville, GA. Given his experience, Donahue was able to communicate with buyers and agents’ from the start, providing the service and professionalism the industry desperately needed.*

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 don’t measure, professional home inspectors want to know what they are doing right as well as what may need some improvement. If the inspector can’t or won’t provide client referrals, he might be blind in more ways than one!