

Was Your Last Home Inspector Blind?

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

1. Get a Home Inspector With Lots Of Experience:

It takes a full time inspector at least 50 inspections to start 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 or she has been doing them. **A quality full time inspector conducts between 200 and 300 inspections annually – blind inspectors conduct 50 to 100 inspections annually.** Conducting 200 –300 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!

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 the proper schooling? Or did he complete a correspondence course, or worse have a brother-in-law, Bubba show him how to inspect? Engineering and technology in today's home is becoming more sophisticated all the time. Comprehensive continued education and training is a must!

As a home inspector I have to take 24 hours of continued (CE) education credits every year to maintain my InterNACHI certification. Plus additional training yearly.

3. Certifications: (Additional certifications yearly)

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 or she 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: (In color with Digital Photos)

The top home inspectors in today's market 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 provide "Summary Pages" with specific categories like Major Concerns, Safety Issues and Hazards.

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 work? (Est. 2001 in Flagler County)

6. Ask To See What Other Home Buyers Have Said About The Inspector: (Go to: www.PalmCoast.Biz under home inspector)

Quality Professional Home Inspectors ask their clients to refer them to family and friends. They 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, he might be blind in more ways than one.

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!**