

# Four Critical Things to Ask Before You Hire a Home Inspector

Buying a home is probably the single biggest investment you will ever make. You are putting hundreds of thousands of dollars and years of your life into that decision. Whether you are a first-time property buyer or a seasoned investor, you want to ensure that you are making a wise choice. Getting a thorough and accurate home inspection is the only way to be sure that you will not be paying for unexpected problems... That's the last thing you need when settling into your dream home.

Selecting a first rate home inspection company is critical to finding defects before they become your problem. There are many home inspection companies in business, it's up to you to select the right one. This checklist is designed to help you choose a first-rate home inspection company and should be used as a companion to the special report entitled *How to Hire a First Rate Home Inspector* available from HomePro.

## 1. How well qualified is the inspection company?

- Has the inspector completed 60 hours initial training *and* 40 hours continuing education each year? Ask for written proof.
- How many inspections has the company performed? Seasoned companies have done several thousand.
- Professional associations, current member. Only accept: ASHI or NAHI
- Insurance: should have General Liability *and* Errors & Omissions (E&O)
- Radon Certification - should have PA State *plus* NRSB and AARST

Check All that Apply

- Yes  Written proof?
- Greater than 5,000 inspections
- ASHI  NAHI
- General Liability  E&O
- PA State  NRSB  AARST

## 2. How thorough are their inspections and reports?

- Do they have a written Code of Ethics *and* Standards of Practice?
- Do they inspect all of the following items:  
Structural, Exterior, Roof Plumbing, Electrical, Heating, Air Cond.,  
Interior, Insulation/ventilation, Fireplaces
- There are generally two types of reports, checklist and narrative. Full narrative report is best.
- An inspection report can be either handwritten or computer printed.  
Computer printed is best. It should also be available online.
- Is the report enhanced with digital photos to document problems?
- Does report include an encyclopedic homeowners manual?
- Water testing; do they test for both bacteria (coliform) *and* farming related chemicals (nitrates & nitrites)? Is a comprehensive test available if needed?
- Septic: do they inspect to PSMA Standards (do not accept a dye test)
- Do they explain the operation & maintenance of fixed appliances?

- Yes  Written proof?
- Yes
- Full Narrative
- Computer Printed
- Available Online
- Yes
- Yes - 300 Page Manual Included
- Yes  Comprehensive?
- Yes
- Yes

## 3. What kind of Customer Support can I expect?

- Is a highly trained and qualified customer support person available during normal business hours to answer questions about scheduling, defects, etc?
- Does the inspection company coordinate with all parties involved?
- Can you schedule an inspection online anytime, *and* can you download a copy of your report from their website?
- After the inspection, is there a time limit to when you can call with questions or concerns?

- Yes
- Yes
- Online Scheduling
- Website Report
- No Time Limit

## 4. Do they offer written documentation?

- Insist on written proof. In addition to the documents above, be sure the inspector can offer evidence for these additional items

- ASHI / NAHI Certificates
- Certificate of Insurance
- Radon Certificates

If you're not getting satisfactory answers to the above questions, you may not be talking to the best home inspector. Give HomePro Inspections a call at 610-691-2050 and see for yourself how we stack up. Ask about our FREE Report *How to Hire a First Rate Home Inspector*, and visit us on the web at [www.HomeProInspections.NET](http://www.HomeProInspections.NET).