

*Was Your Last Home Inspector Blind?*

## **Learn Seven Things You Must Know To Avoid Hiring The Wrong 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/she has been doing them. A quality full time home inspector conducts between 200 and 300 inspections annually – blind inspectors conduct 50 to 100 inspections annually.

*Conducting 200 to 300 inspections each year requires extensive referrals by prior clients, lenders, real estate agents, insurance agents and others – so there is a much greater chance the full time inspector is not blind!*

**Signature Home Inspection conducts 200-300 inspections annually. I am a full member of the the American Society of Home Inspectors. To reach member status with ASHI, an inspector must complete no fewer than 250 Fee paid inspections with the reports verified by ASHI, pass the National Home Inspectors Exam, pass the ASHI's Code of Ethics Exam, pass ASHI's Standard Of Practice Exam, and finally-Complete 20 Hrs of Continuing Education Annually.**

### **2. Education & Training:**

Being a licensed 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 one of the top home inspection schools? Like the Hondrous College Training Institute (Or, did he complete a correspondence course, or worse yet, have his brother-in-law, Bubbba, show him how to inspect.**

Upon completion of the inspector's formal education, did he complete a comprehensive training program where he completed 150 home inspections with a seasoned professional in the field? Or, did the inspection learn on the job at the **Buyer's expense?**

If the inspector is a one-man operation, then who is checking the quality of the inspector's work? Engineering and technology in today's homes are becoming more sophisticated all the time. Comprehensive continuing education and training is a must!

**We complete over 30 hours of continuing education each year sponsored by the American Society of Home Inspectors.**

### **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/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.

**We have more than 15 years of residential and commercial construction related experiences, and 10 years experience as a home inspector.**

### **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 provide "Summary Pages" with specific categories like Major Concerns, Minor Concerns, Safety Issues, 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.

**Signature Home Inspection uses computer generated reports in color with digital colored photographs. Log on to our website, enter your first name and email address and you will automatically receive a free sample report. Also you will not receive any future emails.**

## 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 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?

**Signature Home Inspection is locally owned and operated with trained office staff to help you with any type of question or follow up assistance. We are not a subdivision of a large national inspection firm.**

## 6. Ask to See Testimonials About What Other Home Buyers Have to Say About the Inspector:

Quality Professional Home Inspectors ask their client's to complete comment cards upon completion of the inspection. Professional Inspectors 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!*

**Signature Home Inspection clients happily provide their feedback on our inspectors and we'll be happy to share it with you. We list as many as our clients testimonials on our website, take a look!! If you would like to speak with anyone of our previous clients we will happily give you a referral name & number of a client we have completed & inspection for in the last 30 days.**

**BOOK YOUR INSPECTION TODAY!**

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