

Advice when hiring a Home Inspector.

1. Has your Realtor recommended, and sung the praises of the 'one & only' Inspector he/she is recommending? If so, you need to be cautious, ask for the details of others. If they still insist on this one and only inspector - play safe and get your own! Ethically, a Realtor should be supplying you with the details of at least 3 to 5 independent Inspectors.
2. Make sure your Home Inspector presents you with a legible 'home Inspection contract' BEFORE the Home Inspection commences.
3. Ask if he or she will be 'personally' carrying out the Home Inspection - if not make sure the person or contractor carrying out the Inspection is named in the 'Home Inspection' contract listing their business and Home Inspector licence details
4. If they're using a contractor to carry out the Inspection, ask if Home Inspection is their full or part time occupation.
5. If the Home Inspection business is using contractors, ask about liability should anything go wrong.
6. Ask how long the Inspection will take, as a guide a 2,350 Sq ft 2 story home should take no less than 3 to 4 hours if done properly. Anything under 3 hours Minimum be very wary.
7. Ask how many Home Inspections they complete in a day, if more than two - again be wary.
8. Ask to see a copy of their business licence and Home Inspector's licence - does the information correspond? Does the information match what the company/person/s carrying out the inspection in the contract.
9. Having chosen your Inspector, ask lots of questions, especially about the components to do with the construction, heating, electrical etc... and describe the role they play within the system.

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With all this in mind, the best way forward when looking to get probably your largest investment inspected, is to get your own totally independent Inspector based on the following:

10. Ask family & friends

11. Use Google to search for Home Inspectors, check out their reviews etc.... obviously be aware of reviews written by Realtors about just one Home Inspector - or company - especially if there is more than 5 written about the same Inspector/company, its pretty obvious what is taking place there...

Finally, choose wisely & independently, its the only way you can be sure you're getting a true, unbiased picture & honest report on your largest investment!

Should you have any questions or concerns, please do not hesitate to contact me.

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