

IN SEARCH OF A GOOD HOME INSPECTOR

What should you look for in a Home Inspector? Like many trades it is difficult to know if the person you are hiring knows what they're doing. Personal referrals from either friends or your Realtor are a good way to find a good Inspector, but there are other things you should look for when trying to decide.

Right now it doesn't take much to become a Home Inspector in Florida. Florida is still working on licensing for Home Inspectors, but until then how can you determine if the Home Inspector is any good?

- **Price-** This is the first question every one asks, but it shouldn't be the most important.
- **Certification-** There are several programs currently available for training as a Home Inspector. You should ask what certification they carry, or where they received their training. Online courses, Mail order course, or Actual Class Time with field work? Which would you want from your Home Inspector?
- **Insurance-** Is the Home Inspector properly insured? This would include Liability insurance, Errors & Omission insurance, and that they are bonded. Many inspectors will carry Liability insurance, but they do not carry Errors & Omission insurance. When you hear, "I've been inspecting homes for 10 years now and never had a problem so I don't carry E & O insurance," you may want to pause.
- **Education-** Once the training is over, does your Home Inspector continue learning? This is where belonging to a Home Inspection Organization makes a difference. Groups like NACHI (National Association of Certified Home Inspectors) and several others require that all members pass a test to join, and must maintain a certain amount of Continuing Education classes annually to stay members. You can go online to their sites to verify if the Home Inspector is actually a member. www.nachi.org
- **Experience-** How many inspections have they done? How many years have they been inspecting? What kind of background do they have? Previous knowledge in construction is always a good thing.
- **Service-** What are you getting with the Home Inspection? Is the report delivered on site or do you have to wait for it? Is it a printed report or hand written? Does it cover maintenance items as well as repair items? Are you getting both a verbal and printed report to answer your questions on the home or are you just getting a "looks good to me"? An inspection doesn't have to be just an inspection, it can be a helpful education.
- **Price-** The price of a Home Inspection varies, usually based on square footage of the property. A common phrase used often when it comes to a Home Inspection is, "You get what you pay for". I believe you should get more than you pay for. There are several companies out there willing to give you the lowest price. When you're about to make possibly the largest purchase of your life do you really want to go with the cheapest inspector?

Finding a home is a long, stressful procedure. A good Home Inspector will help alleviate some of that stress.

They should not only show you the items in your new home that need addressing, but also help educate you about your new home.



- ERRORS & OMISSION INSURANCE
 - REFERRING PARTY COVERAGE
 - COMPUTER GENERATED REPORT DELIVERED ON SITE!!
 - MEMBER OF THE WEST PASCO BOARD OF REALTORS & THE NATIONAL ASSOCIATION OF CERTIFIED HOME INSPECTORS
- WWW.ALLCORNERSHI.COM

ALL CORNERS HOME INSPECTIONS, "Every one else is just looking around."