



# Choosing the Right Home Inspector

Home inspectors can save you thousands of dollars before you settle on your home. Following these steps can help you choose the right inspector.

1. Finding a home inspector before you buy could save you from rushing to pick any inspector while under time constraints.
2. Ask family and friends for any recommendations.
3. Do your research, ask a lot of questions including their background, time in business, number of inspections completed, and the type of report they will supply.
4. Don't just use a plumber or electrician. Use an inspector that has an array of knowledge in the structure of a home system.
5. Check with [www.ashi.org](http://www.ashi.org) website of American Society of Home Inspectors.
6. Make sure your inspector is objective, independent, and does not have an affiliation to the seller or the seller's real estate company.
7. Choose an inspector with errors and omissions Insurance.
8. Your inspector should have ample knowledge of the type of house you are considering buying.
9. Take your time and talk to multiple inspectors and have confidence in their skills and ability.
10. The inspector needs to deliver your report in a timely manner or even send you an electronic copy.



From the foundation to the roof; inside and out, your home inspector will cover all the bases with you.

Home inspections reveal the obscure damages within the house you've chosen to purchase. You can use the findings in the report to negotiate with the sellers for necessary repairs. You are also given the opportunity to cancel the contract based upon the results.

A home inspection covers all the mechanical systems, structural integrity, cosmetics and many other aspects of the house, including:

- Heating and Cooling System
- Electrical
- Plumbing

- Garages
- Baths including fixtures, sinks, tubs, tile and grout
- Kitchen including sink, garbage disposal, cabinets counters and faucets
- Appliances covering age and life expectancy
- Insects
- Exterior and Interior Walls
- Slabs
- Foundations
- Basements or Crawl Space
- Roof including roof surface, flashing, penetration, down spouts, gutters and overhangs
- Attic including insulation and ventilation

The inspection should take 2-4 hours, and costs anywhere from \$300 to \$800. Older and more complex constructed homes generally cost more.

On inspection day, the inspector will walk you around the property. We highly recommend you pay attention and do not hesitate to ask questions. It should be brought to your attention if there is any known water entry, roof leaks, insect infestation, wiring and plumbing issues, wet basements, mold and mildew, or safety hazards.

Once completed, you will be given the following in a detailed report:

- Descriptions of damage found.
- Location of damage.
- Photographs of damage – this will help show evidence of the damage for negotiations of repairs with the sellers.