

Was Your Last Home Inspector Blind?

Learn Seven Things You Must Know To Avoid Hiring The Wrong Home Inspector

1. **Get A Home Inspection From The Owner Of The Company:**

Nobody works harder for you the client than the owner of the company! The success of the business depends on exceeding your expectations for quality and professionalism each and every time and you just don't get that level of service from "employee inspectors!" So be sure to get an inspection from the owner of the company because he has a vested interest in insuring your Total Satisfaction!

(Bill Biggs of Lake Cities Inspection Group has been performing inspections for Clients Just Like You for over 6 years)

2. **Education & Training:**

Being a 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 **American Home Inspectors Training Institute (AHIT)** or **Inspection Training Associates (ITA)**? **Or did he complete a correspondence course or have his brother in law show him how to inspect?**

Comprehensive continuing education and training is a must! Texas inspectors are required to have 16 hours of continuing education each year to maintain their license.

(Bill completes over 40 hours of continuing education each year!)

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 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.**

(Bill has additional certifications in pools & spas and septic systems. He has experience as an apprentice working for carpenters, roofers, electricians, plumbers, and HVAC techs performing installations as well as troubleshooting.)

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" to aid during negotiations.

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.**

Ask for a sample of an inspection report so you'll know what you can expect for your time and money. After all, you are the client!

(Lake Cities Inspection Group uses the required Texas form for their inspection reports. We explain our findings narratively and supplement that with photos on almost every noted deficiency. Ask us for a sample report!)

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 or do you have to call "1-800-good-luck" to talk to a real person?

(Lake Cities Inspection Group is locally owned and operated! We have hundreds of satisfied clients in the Dallas Metroplex)

6. **Ask To See What Other Home Buyers Have Said 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!

(Lake Cities Inspection Group clients gladly provide their feedback and I will be glad to share it with you!)

7. **Ask Your Lender For A Referral To A Quality Home Inspector:**

The lender's sole interest in the transaction is seeing that **You get a quality home that's right for you and your family!**



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