



**Home Probe, Inc**

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## EVALUATING THE HOME INSPECTOR: A CHECKLIST FOR REALTORS

Most homebuyers trust their realtor. Realtors work hard to earn that trust. Your client may look to you for advice when choosing a home inspection company. If you give them a list of companies to consider, make sure you've done your homework. The following checklist will help.

### Before the inspection, check that:

- ✓ The inspector is a member of the American Society of Home Inspectors (ASHI)
- ✓ All questions are answered promptly & professionally
- ✓ The company is easy to get in touch with and able to schedule the inspection at a convenient time
- ✓ A copy of the Scope of the Inspection is sent to your client prior to the inspection
- ✓ The company has an informative website
- ✓ Your client is encouraged to attend the inspection

### During the inspection, observe whether the inspector:

- ✓ Arrives at the property on time and is presentable and prepared
- ✓ Treats everyone present with courtesy and respect
- ✓ Explains the inspection process to the client
- ✓ Carries out the inspection without damaging the home
- ✓ Is efficient but does not appear rushed
- ✓ Sticks to the business and avoids making irrelevant comments (ones that have nothing to do with the condition of the home).

### After the inspection, see if the inspector:

- ✓ Delivers the report in a timely manner
- ✓ Explains the findings of the inspection in a simple and straightforward manner without a lot of technical jargon
- ✓ Puts any problems found into perspective
- ✓ Avoids offering an opinion on whether to purchase the home
- ✓ Encourages the client to call with questions as long as they own the home