



Home Probe, Inc

1610 Hosea L. Williams Drive, Suite C · Atlanta · GA · 30317 · 404-218-1040

CHOOSE YOUR INSPECTOR WITH CAUTION

This title comes from one of our widely acclaimed Continuing Education classes. It is becoming the norm that buyers opt to have a home inspected by a professional prior to purchase and this article will help shed some light on the subject. The home inspection is a process of evaluating the condition of all major systems and components in a home. This is done visually. The objective of the process is to uncover any major issues or deficiencies with the property that may change your buying decision. Along the way there will be incidental items such as loose faucets or blown bulbs that are sometimes listed in the final inspection report. Expect a lead time from most inspectors to be about 2 days. Sometimes in busy summer months, schedules fill up quicker. A routine home inspection will last somewhere between 2 and 3 hours and you should expect to pay between \$350 and \$500 to a reputable company. A home inspection is not any type of insurance policy or a guarantee. The intention is to minimize the risk associated with buying a property. Expect to have documentation to accompany any home inspection which will identify potential areas of concern as well discuss the conditions at the time of inspection. The inspector should not solicit “free advice” as to whether or not you should buy the property. They should not let their emotions get in the way of your purchasing process.

Price is usually a factor in the choosing of a home inspector. Let me be clear, there is NO regulation of home inspectors in the State of Georgia. So, how do you choose? An excellent start is to ask for a referral from a source you trust, i.e. family member or Realtor. Some agents may be reluctant to recommend an inspection company but might be willing to tell you who they would use for their personal transaction or may have a list of several, from which to choose. A good source is to check with the American Society of Home Inspectors of ASHI to find a local inspector in your area. Remember, this is an unregulated profession. ASHI inspectors are required to have performed at least 250 fee paid inspections. There is a requirement of at least 20 hours of continuing each year to maintain member status. You can find an ASHI inspector on line at www.ashi.org or by calling 1-800-743-2744. While calling inspection companies and going through the interview process, here are some important things to consider. How easy was it to get in touch with the inspector? If you have a tough time booking the inspection, just imagine how hard it will be to get in touch with them in the event of a problem. Ask how long the company has been in business and what type of post inspection services they offer. Is the inspector easy to talk to and willing to answer your questions? If the inspector is short with you while he should be selling his service then you will most likely get the same or worse treatment at the actual inspection. The inspector should encourage you to attend the inspection which will help you get a better understanding of the property you are buying. Be sure and review the company websites as a lot of additional information can be found here. Most inspection companies will have a contract, agreement, or authorization form in place. You should expect to see a copy via email or fax pretty immediate after securing your appointment. Don't be shy to ask the inspector for references. This is the person you will be trusting to protect your investment.