

What you need to ask when you hire your **HOME INSPECTOR**



ARE THEY LICENSED ?

Not all states require home inspectors to be licensed but most states do. If you are in a state that doesn't require licensing, you will want to find out what certifications they have and proof of those certifications and/or licenses.



ARE THEY INSURED?

You want to know if the inspector is insured so that you're covered if they make mistakes or miss something. Most inspectors have General Liability and Errors and Omissions Insurance. Some even offer "Buy Back Guarantees" for no extra cost.



HOW MANY YEARS EXPERIENCE DO THEY HAVE?

What training do they have and do they have any certifications? Do they have any construction experience?



DO THEY WARRANTY THEIR WORK & FOR HOW LONG?

Some inspectors may not warranty their inspection findings and others offer various time frames for their warranty such as 30, 60, 90 days.



DO THEY GET ON & INSPECT THE ROOF?

Not all inspectors will get the roof and aren't able to fully inspect the roof for damage or other problems. Roofs problems and replacements can be very costly. Make sure your inspector will be getting on the roof to do a full inspection and not viewing from the ground or a ladder



WHEN IS THE REPORT READY?

Your due diligence period is short and you'll need time to not only read the report but to possibly have additional contractors come out to look at issues that were discovered in the inspection.



DOES THE REPORT HAVE A SUMMARY PAGE?

A Summary page that lists the deficiencies of the home can be very useful to help you quickly see what problems there may be with a home. Some reports may have a separate page with pictures for every room of the house and some may have them all lumped together. Ask to see a sample report.



DO THEY OFFER FREE RE-INSPECTIONS?

Many times the Buyer will ask the Seller to make repairs based on the finding in the inspection report. Some inspectors will inspect the repairs at no additional charge and other may charge another inspection fee.