

How to choose the best home inspector?

The top 10 questions to ask when interviewing a home inspector.

1. How long have you been an inspector, and how many inspections have you completed?
 - This is the single most important question to ask your home inspector. The most qualified inspectors have performed thousands of inspections over several years.
2. What does the home inspection cover?
 - The inspector should be able to comfortably and easily explain the process.
3. Are you licensed and insured for residential inspections?
 - Both of these are essential to protect your home and ensure a professional inspection.
4. Do you offer repair work based on the inspection outcome?
 - This should be forbidden as it is a conflict of interest.
5. How long will the home inspection take?
 - An average home should take 2-3 hours depending on size.
6. How much does the inspection cost?
 - When shopping around, pay attention to price – it can serve as an indicator of experience. The most experienced inspectors may charge more than someone newer without the field experience.
7. What type of report do you provide and how long does it take to get it?
 - The report should be clear and concise. Extensive report size may mean pages of unnecessary information you will need to sift through. The report should be available to you either on-site or within 24-48 hours.
8. Will I be able to attend the inspection?
 - Definitely. It is highly recommended that you attend the inspection in order to learn about the components of the home.
9. Are you a member of any professional organizations?
 - Inspectors should not only be state licensed, but also members of an industry organization, such as ASHI. Within these organizations there are levels of certification to be achieved.
10. How many hours of continuing education do you take every year?
 - The state of Illinois requires only 6 hours per year while ASHI, for example, requires 20 hours per year. The best inspectors will choose to go above and beyond the required number in order to further their expertise.