



## **10 Important Questions to Ask Your Home Inspector**

### **1. What does your inspection cover?**

The inspector should ensure that their inspection and inspection report will meet all applicable requirements based on your needs and concerns, and should comply with a well-recognized standard of practice and code of ethics. You should be able to request and see a copy of these items ahead of time and ask any questions you may have. Be sure to identify up front any areas you want inspected that may not be included.



### **2. How long have you been practicing in the home inspection profession and how many inspections have you completed?**

The inspector should be able to provide his her history in the profession and perhaps even a few names as referrals. Newer inspectors can be very qualified, and may work with a partner or have access to more experienced inspectors to assist them with the inspection.

### **3. Are you specifically experienced in residential inspections?**

Related experience in construction or engineering is helpful, but is no substitute for training and experience in the unique discipline of home inspection. If the inspection is for a commercial property, then this should be asked about as well.

### **4. Do you offer to do repairs or improvements based on the inspection?**

Some inspector associations and state regulations allow the inspector to perform repair work on problems uncovered in the inspection. Other associations and regulations strictly forbid this as a conflict of interest.



### **5. How long will the inspection take?**

The average on-site inspection for a single inspector is two to three hours for a typical single-family house, varying on size. Additional inspectors may be brought in for very large properties and buildings.

**6. How much will it cost?**

Costs vary dramatically, depending on region, size and age of the house, scope of services, and other factors. A typical range might be \$300.00-\$500.00, but consider the value of the home inspection in terms of the investment being made. Cost does not necessarily reflect quality. HUD does not regulate home inspection fees.

**7. What type of inspection report do you provide and how long will it take to receive the report?**

Ask to see samples and determine whether or not you can understand the inspector's reporting style, and if the parameters fulfill your needs. Most inspectors provide their full report within 24 hours of the inspection.



**8. Will I be able to attend the inspection?**

This is a valuable educational opportunity, and an inspector's refusal to allow this should raise a red flag. Never pass up this opportunity to see your prospective home through the eyes of an expert. Usually, an inspector will ask you to return for 30 minutes after the inspection is complete. This is the time where they will go over with you any issues or questions or concerns you may have.

**9. Do you maintain membership in a professional home inspector association?**

There are many state and national associations for home inspectors. Request to see their membership ID, and perform whatever due diligence you feel appropriate.

**10. Do you participate in continuing education programs to keep you expertise up to date?**

One can never know it all, and the inspector's commitment to continuing education is a good measure of his or her professionalism and service. This is especially important in cases where the home is much older or includes unique elements requiring additional or updated training.