



10 Important Questions to Ask Your Home Inspector

1. Will your inspection meet recognized standards?

The inspection report should meet all state requirements the well-recognized standards of practice and code of ethics such as those of American Society of Home Inspectors or the National Association of Home Inspectors.



2. Do you belong to a professional home inspector association?

Ask your inspector whether he/she is a member of preferably a reputable, non-profit trade organization for home inspectors, such as the two mentioned above. Unfortunately, there are some groups that confer questionable credentials or certifications in return for a fee. You may request to see a membership ID, or perform whatever due diligence you feel appropriate.



3. How experienced are you?

Your inspector should be able to provide you with information such as how long he/she has been in the profession, number of inspections completed, and even some references. New inspectors may be highly qualified, so you should ask him/her where they have completed their training.

4. How do you keep your expertise up to date?

Professional inspectors are committed to continuing education and advancement in their skills in their field. This is especially necessary if your home has unique qualities that require special, updated training and knowledge.



5. Do you focus on residential inspection?

Home inspection is very different from other inspections such as commercial buildings or construction sites, so make sure your inspector has specialized knowledge and experience in residential inspection. Also, ask whether your inspector is experienced in your home's specific property type.



6. Will you offer to do repairs or improvements?

Some state laws and trade associations allow the inspector to provide repair work on problems uncovered during the inspection. However, other states and associations forbid it as a conflict of interest.

7. How long will the inspection take?

It takes about 2-3 hours for one inspector to inspect an average single-family home. If it

takes much less, the inspection may not be thorough enough. Also, if your house is especially large, ask whether the inspector will be bringing additional help from other inspectors.

8. What's the cost?

Costs vary by region, size and age of the house, any special features of the house that needs special inspection, and the scope of services. The national average cost for a single-family home is \$320, and larger houses will cost more. Choosing a home inspector based on price is often losing a proposition. Be aware if the cost seems too cheap.



9. What type of inspection report do you provide?

Ask to see samples to determine whether you will understand the inspector's reporting style. Also, most inspectors provide their full report within 24 hours of the inspection.

10. Will I be able to attend the inspection?

The answer should be yes. A home inspection is a valuable educational opportunity for the buyer. An inspector's refusal to let the buyer attend should raise

a red flag. You, as a buyer, should not miss this opportunity to see the house through the eye of the expert. Usually, inspectors will want you back for about 30 minutes after the inspection to go over any areas of issue or concerns you may have.