

Questions To Ask When Interviewing an Inspector

1. Are you a MEMBER or CANDIDATE of NC-ASHI (North Carolina Chapter of the American Society of Home Inspectors)? NC-ASHI members and candidates strive to maintain the highest degree of expertise and professionalism in the home inspection industry. I am a member of both and Vice President of NC ASHI 2006-Present.

2. Do you carry Errors & Omissions and/or General Liability Insurance insurance? The state of North Carolina does not require home inspectors to carry insurance but it could be important if problems arise during or after the inspection. Most part-timers and many others are not insured. I am fully insured and my policy covers the referring party.

3. Do you allow the client to accompany you on the inspection? Most, if not all, inspectors encourage their clients to attend the inspection. This is a valuable opportunity for information exchange that will help you to better understand the contents of the inspection report. I strongly encourage buyers to attend. If unable to attend, I encourage questions after receiving the report.

I offer free phone consultations as long as you own the home.

4. How much time does it take to do the inspection? A typically maintained 1800 square foot home should take approximately three hours to inspect. The time can vary depending on the age, maintenance level of the home and the duration of discussions between the inspector and the client. Some say I'm slow...I say I'm thorough.

5. Do you do home inspections full time or do you engage in other business activities? In some areas offering home inspections is almost a seasonal business. Some inspectors take advantage of their other professional licenses to continue to provide income when needed. NC-ASHI's "Code of Ethics" prohibits NC-ASHI home inspectors from repairing components of homes they have inspected. I am a full-time inspector and firmly believe the scope of knowledge required is too great to "dabble" in the business.

6. Are you licensed as a Home Inspector or Associate Home Inspector in North Carolina? Yes, NC License #1615 (licensed in 2002). I have completed approximately 1500

home inspections since 2002. Note: As of this writing, a candidate can become a licensed home inspector without completing a single home inspection. This is critical in an industry where no previous occupation adequately prepares a candidate to be an inspector. There is no substitute for experience. Beware of license numbers above 2000 as these are relatively new licensees.

7. Do you hold any other professional licenses in North Carolina? Many home inspectors carry one or more professionals license such as: General Contractors, Heating Contractors, Plumbing Contractors, Electrical Contractors, Pest Control Applicators Architects and Professional Engineers. I am a licensed general contractor (#50637)

8. How much do you charge for a home inspection? Beware that all home inspections are not equal...to a large degree you get what you pay for in a home inspection. Prices are based on location (city), age and heated square footage.

9. What additional services do you provide? Some inspection companies offer additional services such as: radon sampling, water testing, septic inspection, pest inspections, lead testing, etc. for an additional fee. I proved radon and water testing for an additional fee. Note: As of January 2008, a license is required for septic testing.

10. Are there additional charges above the normal inspection fee? Inspection fees will vary due to the size of a home, its age, out buildings, detached garages, work shops, efficiency apartments within the home, whether additional services are requested and, at times, distance if an inspector must travel out of his normal operating territory.

11. What type of report can I expect to receive? All inspection reports in North Carolina must be in a written format. Some reports are written during the inspection on multi-part forms that are given to the client at the end of the inspection. Other home inspectors gather data during the inspection and generate the report on a computer in their offices, or in some cases, on site. Some inspectors may also include photos of some defects found in the home's systems, although photos are not a requirement. I use a

narrative, computerized report with InspectIt® ReportPlus™ Software and provide photos as necessary and/or requested.

12. How soon will I receive my inspection report? A

checklist report is usually handed to the client at the time of the inspection. Inspectors providing a narrative report will usually FAX, E-mail or mail the client's inspection report the following day. Unless a specified date has been requested for the report in the home inspection contract, the home inspector must release the report within three business days of the inspection. I usually do the reports the same day but never (only verbal) on site as additional research and/or consideration may be necessary to determine the ramifications of varying factors in the subject property. Most reports are delivered via e-mail.