

Top 10 Things You Must Know To Avoid Hiring The Wrong Home Inspector

1. It Is Best To Have Your Home Inspected By The Owner Of The Company:

Nobody works harder for you - the client - than the owner of the company! The success of the business depends on exceeding your expectations for quality and professionalism each and every time and you just don't get that level of service from "employee inspectors." So be sure to get an inspection from the owner of the company because he has a vested interest in insuring your Total Satisfaction.

Why ECHI? - By hiring Ellis County Home Inspections, the owner of the company will personally inspect your house.

2. Is Your Inspector Full Time or Part Time?:

It can take a full time inspector hundreds of inspections to develop the eyes, ears and nose for hunting down problems. Part-time home inspectors simply don't have the time in the field to have developed that radar. Be sure to ask how many inspections the inspector conducts annually and how many years he/she has been doing them. **A quality full time home inspector conducts a minimum of 200 inspections annually - part timers or "newbie" inspectors conduct 50 to 100 inspections annually.** Conducting 200 or more inspections each year requires extensive referrals by prior clients, lenders, real estate agents and others -These professionals don't recommend part timers.

Why ECHI? - We are a full time inspection company. Our inspector personally inspects an average of 250 homes annually.

3. Does your inspector have professional level inspection tools? :

A few tools are required, but most are not. To follow the minimum standards, an inspector is required to have: a water pressure gauge, a ladder, and a receptacle tester. That's pretty much it! All other inspection tools are considered specialty equipment and not a requirement. A quality inspector will have invested much more in an arsenal of inspection tools to insure a thorough inspection.

Why ECHI? - We have a variety of professional inspection tools to improve the level of inspection to your house. Tools include: Thermal Imaging camera (complete house scan requires additional fee), digital camera, moisture meter, gas detector, electrical tester, pressure gauge, and much more.

4. Your Inspector Should Have PROFESSIONAL Inspection Training:

Don't have a contractor or a "mail order" inspector inspect your home. Being a contractor is very different from being a Professional Home Inspector. To be able to provide a competent evaluation of the varied systems within a home takes formal education and training about "inspections" not about "contracting" or building. The two may have some similarities, but its NOT the same.

Secondly, did the inspector attend one of the top home inspection schools? - **Or did he complete a correspondence course, or have his brother in law show him how to inspect?** Not what you want. Comprehensive training and continuing education are a must!

Why ECHI? - Our inspector (Andy) completed professional Home Inspector Training at ITA (Inspector Training Associates) . This school is considered one of the best (if not THE best) home inspector training school in the Nation. We received training well beyond the average. Plus, our inspector stays on top of current changes with continuing education EVERY year.

5. Certifications Are Good, But Not Enough:

While certifications are certainly important, it's the combination of Experience, Education and Training that make the difference in the competency of your next home inspector. Certifications let the world know that the inspector can pass a test - not that he can inspect a home properly. We all know someone who can "pass a test" of some sort, but you wouldn't want to hire them for a similar job. **There is simply no substitute for experience and proper training.**

Why ECHI? - Yes, we are certified, but even more importantly, we are licensed, trained, and EXPERIENCED.

6. You Need a Quality Inspection Report That Is Easy To Understand:

The top home inspectors in today's business don't produce handwritten reports. A professional inspector should provide a combination checklist/narrative report. Technology has evolved where you should expect to receive a full-color report with digital photographs of the issues discovered during the course of the inspection. The report should also provide a "Summary Page" so you can get a comprehensive overview of the issues at a glance.

Why ECHI? - We will provide you with a quality computer generated (typed) report. No handwritten reports here! Our home inspection report will include color photos, illustrations where applicable, and a comprehensive summary page.

7. How Long Has Your Inspector Really Been In Business? Some can fool ya:

Is the inspection company locally owned and operated or are they some far away "faceless corporation." Some National Inspection Companies may tout claims like "*Million's of Inspections Performed*". Well guess what? They were not all performed by YOUR inspector. Probably not even in this state. If you are dealing with a multi-inspector firm, claims such as these are meaningless. **All that matters is how much experience the single inspector has that comes to YOUR house.** The larger the firm, the more likely you are to get the "Apprentice" or "Newbie" inspector. Everybody's got to start somewhere, but let the newbie's practice on someone else's house. Your home is too important.

If you have to call "1-800-good-luck" to book your inspection, then find out who will really be knocking on your door.

Why ECHI? - We are locally owned and operated and have been in business long enough to know how it's done. (since 2004 to be exact) The inspector that shows up at your door is the owner of the company and has personally performed well over 1,000 inspections right here in and around Ellis County. If you call us, you get a real person who can actually help you.

8. Ask To See What Others Have Said About The Inspector - Not The Company:

A Quality Home Inspector would receive a compliment every once in a while - right? - at least sometimes? If an inspector can't or won't provide client comments or referrals, then maybe he's never gotten any positive feedback - *Yikes!* And again, these need to be comments about YOUR inspector. If you are hiring an inspector from a multi-inspection firm, they may send you comments about "The Company" which really means comments about what some other inspector did - not your guy.

Why ECHI? - We have plenty of satisfied clients. We post some of their comments on our website. If you'd like to see more comments from clients or real estate agents, we can certainly send them to you.

9. Does Your Inspector Do Repairs? He shouldn't:

The report should **not** contain repair costs or action plans for repairs. Professional home inspectors inspect -- they don't repair! **An inspector that makes repairs should always be avoided due to the conflict of interest inherent in that situation.** What you don't want to hear - "Oh guess what, your *thing-a-ma-jig* here needs repair - yea... really. Me and my good buddy "Bill Ya Toomuch" can fix that right up for you for a heaping mound of cash."

Why ECHI? - We just inspect. We don't repair.

10. Ask For a Sample Inspection Report:

Asking for a sample report is certainly a reasonable request. You ARE the customer - right? After all, in the end, you are buying a report. Wouldn't you like to see a sample of what you are about to buy? Does that report look professional? Can you understand it? If not, then don't buy it.

Why ECHI? - We offer a sample home inspection report right on our website. Download it now and take a look.

We hope you found this report useful, informative, and enlightening. Your home is a HUGE purchase so choose your inspector wisely. We hope that you will choose Ellis County Home Inspections. We will give you the information you need to make a smart home buying decision. Call us today to schedule your inspection. 972-978-8875