

Ten Important Questions to Ask Your Home Inspector

1. Is your Inspector insured? (I am) And does the inspector have 'limit on liability' clause in their contract?

An inspector does not need to be insured in WA State to perform Home Inspections.

Very Important: Does inspectors contract have a 'Limitation of Liability' Clause?? (Mine does not!)

2. What does your inspection cover?

The inspector should ensure that their inspection and inspection report will meet all applicable requirements in your state if applicable and will comply with a well-recognized standard of practice and code of ethics. Does inspector get his 'Contract' and 'What is and is not Inspected' ahead of time. WA Standards Of Practice (SOP): <http://apps.leg.wa.gov/WAC/default.aspx?cite=308-408C&full=true>

3. Is the inspector a *Board-Certified™ Certified Master Inspector®* ?? How long has inspector been practicing in the home inspection profession and how many paid inspections have they completed?

The inspector should be able to provide his or her history in the profession and perhaps even a few names as referrals. Newer inspectors can be very qualified, however they lack the experience that comes from hundreds and hundreds of inspections.

WA State CMI's : <http://certifiedmasterinspector.org/certified-master-inspectors-in-washington-state>

4. How long will the inspection take?

The average on-site inspection time for a single inspector is two to four hours for a typical full home inspection depending on size and age, then two to four hours to write the report; anything significantly less may not be enough time to perform a thorough and accurate inspection.

5. How much will it cost?

Costs vary depending on the region, size and age of the house, scope of services you want performed and other factors. A typical range might be \$325-\$400, but consider the value of the home inspection in terms of the investment being made. Cost does not necessarily reflect quality and a very low fee may reflect desperation.

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

Does report come with photos and does actually tell you what the concerns are and how to fix them... Ask to see samples and determine whether or not you can understand the inspector's reporting style and if the time parameters fulfill your needs. Your report should be always to you by the night of the inspection or first thing the next morning.

7. Will I be able to attend the inspection?

Absolutely 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.

8. Does the inspector 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 deem appropriate.

9. Does inspector participate in continuing education programs to keep your 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 to the consumer. This is especially important in cases where the home is much older or includes unique elements requiring additional or updated training.

10. Is your Inspector a licensed 'Structural Pest Inspector' (SPI)?

If not: They cannot comment on wood destroying insects (WDI) and will have to defer to an SPI for WDI identification

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