Be Informed Inspections, LLC
Know Before You Buy

# WAS YOUR LAST HOME INSPECTOR BLIND?

## Learn Seven Things You Must-Know To Avoid Hiring The Wrong Home Inspector

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## 1. Get A Home Inspection From The Owner Of The Company

Nobody works harder for you, the client than Be Informed Home Inspections! The success of the business depends on exceeding your expectations for quality and professionalism each and every time. Be sure to get an inspection from a professional company because they have a vested interest in ensuring your Total Satisfaction!

Also, it takes a full-time inspector at least 100 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 develop that radar. Be sure to ask how many inspections the inspector conducts annually.

A quality full-time home inspector conducts between 200 and 300 inspections annually – blind inspectors conduct 50 to 100 inspections annually.

Conducting 200-300 inspections each year requires extensive referrals, by prior clients, lenders, real estate agents and others — so there is a much greater chance the inspector is not blind!

On the other hand, if the inspector is doing three inspections a day, he's probably not spending the time needed to do a complete job. A complete inspection is going to take around 3 to 3.5 hours. Anything less and you're just getting a drive-by inspection.

## 2. Education & Training:

Being a contractor is very different from being a Professional Home Inspector. Home inspectors are responsible for evaluating all of the systems and components of the home — not just one aspect, such as the brick or the framing. To be able to provide a competent evaluation of all of these elements takes formal education and training.

Did the inspector attend one of the top home inspection schools, or did he complete a correspondence course, or have his brother-in-law Bubba show him how to inspect?

Comprehensive, continuing education and training is a must!

## 3. Certifications:

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 people who are certified for one thing or another that we wouldn't hire under any circumstances.

There is simply no substitute for experience and proper training.

## 4. Advanced Technology:

Buying a home is an extraordinary investment. So why would you want merely an ordinary inspection?

There is no reason to wonder if you're getting the best inspection if the inspector is using cutting-edge technologies and the proper tools — such as Laser Thermometer, Hand-Held Computer, Moisture Meter, Outlet Testers, etc

– Newer technology such as these will uncover "hidden" signs of damage and potential problems that might otherwise go undetected in an "ordinary" inspection.

## 5. The Inspection Report:

The top home inspectors in today's business don't produce handwritten reports. A professional inspector will provide at least a 30+ page narrative report, and not some little 10-15 pages that you can't read because he writes like your doctor.

The reports are to be written in plain English, not some "Techno-Jargon"- that only the home inspector can understand.

The report should not contain repair cost estimates. Inspectors should NEVER make repairs or offer to make repairs at a later date.

An inspector that makes repairs should always be avoided due to the conflict of interest inherent in that situation. All national home inspection associations forbid this lack of integrity and objectivity.

Ask for a sample of an inspection report so you'll know what you can expect for your time and money. After all, you are the client!

## 6. The Company That Offers The Cheapest Price Is NOT The Company You Should Hire:

The company that offers the cheapest price is generally showing you a couple of things; 1) they are new or part-time, and 2) they really do not know their costs (they will not be in business very long).

If you want a thorough Home Inspection of, what most likely will be the largest purchase of your life, you will want an experienced professional Home Inspection Company on your side. Hiring a Home Inspection Company with experience that understands that they work for you and no one else is critical. Making sure that you, the buyer, understand the condition of your new property is our first priority.

* Inspectors that charge less know less, do less, and therefore inspect less. They typically do not carry the technology and tools that are necessary to complete a thorough inspection.

* Dallas TX Home Inspector always provides an on-site review of our findings with you and makes sure that you understand all aspects of the property. The final report, which includes photos, will be emailed to you in a PDF file by the end of the business day.

## 7. Ask To See What Other Home Buyers Have Said About The Inspector:

Be Informed Home Inspections ask their client's to complete comment cards upon completion of the inspection. Professional Inspectors want to know what they are doing right, as well as what might need improvement because you can't improve what you don't measure. If the inspector can't or won't provide client referrals, he might be blind in more ways than one!

Be Informed Home Inspections | Let this experienced Fort Worth Texas Home Inspection company help keep you from buying The Money Pit. We'll alert you to health or safety issues and maintenance needs of the home you're looking to buy.

Be Informed Home Inspections will be your home buying or selling advocate! We are committed to providing you with outstanding service. We're highly experienced and extremely thorough, yet have excellent communications skills to be able to put the entire house into perspective for you. If you're looking to buy or sell in the Fort Worth Texas area, we can help!

Owned and operated by Professional Licensed Inspector, Marcus Willis – Be Informed Home Inspections takes pride in his commitment to following high standards and providing professional service to all of our customers.