

# **Was Your Last Home Inspector Blind?**

## ***Learn Eight Things You Must Know To Avoid Hiring The Wrong Home Inspector***

### **1. Get a Home Inspector With Lots Of Experience:**

It takes a full time inspector at least 300 inspections a year 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 and how many years he/she has been doing them. **A quality full time home inspector conducts between 300 and 400 inspections annually - blind inspectors conduct 50 to 100 inspections annually.** Conducting 300-400 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!

**APHI conducts 300-400 inspections annually. We hold a Professional Inspectors license with the Texas Real-Estate Commission. We are also full members of the National Association of Certified Home Inspectors. To reach member status with NACHI, an inspector must Pass the National Home Inspectors Exam, Pass NACHI's Code of Ethics Exam, Pass NACHI's Standard Of Practice Exam, and finally- Complete 16 Hrs of Continuing Education Annually.**

### **2. The company that offers the lowest price is the company you should hire:**

The company that offers the cheapest price is generally showing you a couple of things. One that they are new, part time, and or that they don't really know what their cost is, meaning they are likely not to be in business for long.

If you want a through inspection that gives you a computerized report right on site with a straight forward summary page – if you want to know the status of all the major systems in the home – then you need to hire a company that has been doing it for years and understands that they are working for you and no one else. You are their main concern and making sure that you understand the condition of the house is their first priority.

Because hiring someone to do a home inspection for you is something that most homebuyers only do once every 3 –5 years you are likely not even going to realize if you received a poor inspection until it is too late. So remember that the price you pay may not give you the information that you are hoping for with many inspectors.

As in all businesses and professions, the home inspection industry has its share of bad apples. I take no pleasure in telling you this, but some are unethical – and, sadly, a few are dishonest. By their deep concern for others besides you then they may leave you hanging and missing vital information that you should have to make a complete and informed decision. This is another reason you want to make sure you walk away from the home the day of the inspection with a full report, with photos, and an easy to read summary page. This gives other people less opportunity to influence the inspectors report.

Then you'll find other home inspection companies – professionals like me who work hard to earn your trust and respect.

As a way of improving our profession, I've dedicated my business to educating the public. The only way you can make an intelligent decision is to have all the facts you need

### **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.**

**We have over 20 combined years of residential construction related experience, and 6+ years experience as a home inspector-Your future home is in good hands.**

#### **4. The Inspection Report:**

The top home inspectors in today's business don't produce handwritten reports. A professional inspector will provide a narrative report. Technology has evolved where you should expect to receive a full-color report on site, with digital photographs of all the issues discovered during the course of the inspection. The report should provide "Summary Pages" with specific categories. 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.**

**Home Inspector A inspects your home and reports that the furnace is a Major Concern, He then recommends you to his cousin Larry who just happens to be a Heating/Cooling Contractor- These types of situations should be avoided at all cost, I wonder if Home Inspector A got compensated for cousin Larry's Profits!! APHI will not recommend you to a specific contractor, but we will guide you in a specific spot to choose a professional, qualified contractor to fix your home.**

**5. 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!

**APHI creates computer generated reports in color with digital photographs. Log onto our website [www.aprofessionalhomeinspection.com](http://www.aprofessionalhomeinspection.com) , This is the same way your report will be delivered to you. Your own web page. Now you and all the parties involved can log in and view the report from any internet connected computer.**

#### **6. How Long Has The Inspection Company Been In Business:**

Is the inspection company locally owned and operated or are they some far away faceless corporation where no one is monitoring and evaluating the quality of their work? If you are dealing with a multi-inspector firm, how long has the inspection company been in business? Does the inspection company have dedicated employees serving as customer service representatives to schedule appointments and provide any needed follow up assistance?

**APHI is locally owned and operated. We make our selves available with extended hours to help you with any type of question or follow up assistance. We are not a subdivision of a large national inspection firm.**

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

Quality Professional Home Inspectors 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. If the inspector can't or won't provide client referrals, he might be blind in more ways than one!

**APHI's clients gladly provide their feedback on our inspectors and we'll be glad to share it with you, we list many of our clients testimonials on our website, take a look!!**

**Time slots fill up fast. Log on to [www.aprofessionalhomeinspection.com](http://www.aprofessionalhomeinspection.com) to book your home inspection today. Inspection times are on a first come first serve basis.**

## **8. Does your home inspector use an Infrared camera? If not they may not be telling you the whole story about your new home!**

### **What is Infrared Thermal Imaging?**

In the most basic terms, infrared energy is heat. The infrared spectrum is beside the visible light spectrum that allows us to see with our eyes. All objects give off some level of infrared energy. The actual amount given off is determined by the material properties of the object and its environment. With specialized equipment and training it is possible to "see" and interpret infrared images. Infrared Thermal Imaging is the use of specialized equipment to "see" in the infrared spectrum. Originally developed for military then industrial applications, the technology has finally made its way to the residential inspection industry.

This process is still a "visual" inspection. Contrary to what some companies and advertisers would have the public believe, this technology does NOT allow you to "see inside the walls." With proper training a qualified operator can make educated interpretations of what is occurring inside the wall based on the thermal image. Infrared Thermal Imaging still has certain limitations in its use. Glass and reflective surfaces are opaque to this infrared technology and the images seen on these surfaces are reflections not the thermal properties of the surface. It is absolutely essential that the operator of the equipment be properly trained in Thermography, Heat Transfer and Thermodynamics. As a Infrared Certified thermographer, I have this training.



A Professional Home Inspection

**281-655-4383**

**[www.aprofessionalhomeinspection.com](http://www.aprofessionalhomeinspection.com)**