

Was Your Last Home Inspector Blind or just Lazy?

Seven and 1/2 Things You Must Know To Avoid Hiring The Wrong Home Inspector

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

It takes a time for an inspector to develop the eyes, ears and nose for hunting down problems. It also takes a willingness to put in the effort. Lazy inspectors are in too big a hurry and blind inspectors just don't have the experience to know when they see a problem. 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 - lazy 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 working hard for you!

(In 2008 Property Condition Consulting conducted 438 inspections!)

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 like 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 have his brother-in-law Bubba show him how to inspect?**

(Texas requires 16 hours of continuing education each year. Property Condition Consulting requires a minimum least 32 hours and encourages more.)

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.**

(Home inspectors in Texas are licensed, in addition to the TREC license Steve has more than a decade of residential property inspection experience.)

4. **The Inspection Report:**

The top home inspectors in today's business don't produce handwritten reports. A professional inspector will provide a thorough inspection report with digital photographs of the issues discovered during the course of the inspection. The report should also provide "Summary Pages" with specific deficiencies.

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.**

Ask us 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!

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

Is the inspection company locally owned and operated with the experience to provide you with the service you need or were they laid off from their job and decided to go into home inspections because **brother-in-law Bubba said** it was an easy business to start.

(After more than a decade of experience in the residential inspection industry, Steve Cook started his home inspection business in 2005 and incorporated Property Condition Consulting in 2006.)

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

Quality Professional Home Inspectors follow up with a survey or comment card to their client's. 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 – or just lazy!

What a few clients have said about us:

*Very professional and courteous service. A very detailed and thorough inspection and still available to their customers even after they have completed their service to answer any questions you might still have. I would highly recommend this business to anyone I know.
Sue Ferguson*

We loved Steve Cook! He was funny and took time to go over every room in the home with full detail. Carolyn Cortez.

*I strongly recommend his service working us into our schedule and so quickly, 110% satisfied, he worth his price. Thanks.
Zahid Akhtar*

7. Check with the Texas Association of Real Estate Inspectors (TAREI) for a list of qualified inspectors in your area:

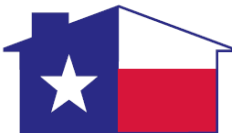
The Texas Association of Real Estate Inspectors (TAREI) is a professional organization formed in 1977. TAREI promotes a professional code of ethics for its members, reviews and upgrades minimum standards, provides recommendations to the Texas Real Estate Commission and conducts statewide continuing education programs for all inspectors. The mission of the TAREI is to enhance consumer protection by providing quality education and training to our members. TAREI provides leadership in our industry and promotes excellence within our profession by establishing and maintaining the highest standards and ethics so that You get a quality home that's right for you and your family!

Property Condition Consulting is a member of TAREI, Steve serves on the board of the local North Texas chapter, and we participate in monthly education seminars put on by the local chapter.

7.5 Quality is like service - it can be Good or it can be Bad and all too often get what you pay for:

With discount paper plates you get stains on your pants. With discount dog food you get a lot more poop to clean up. With a discount home inspection – well the result is like the discount dog food.

Property Condition Consulting does not discount our service!



**Call Property Condition Consulting at 214-729-5543
To Schedule Your Inspection Today!**