



Questions to Ask Home Inspector

By Keith D. Campbell - REALTOR®, MRP, CMR®, CMRS & Licensed Professional Inspector #10107

1. What Type of Inspector are You? There are three different types of inspectors.

* **Apprentice Inspectors** (Must be sponsored by a Professional Inspector and they have no education and have not taken a state inspection exam) These are the least experienced and educated inspectors there **are!**

* **Real Estate Inspector** (Sponsored by a licensed professional inspector who is eligible to sponsor, they have Satisfied the TREC's requirements for honesty, integrity and trustworthiness (Background Investigation through DPS), they have completed 90 hours of class room education and they Must be sponsored by a licensed Professional Inspector who must provide indirect supervision for all inspections performed by the Real Estate Inspector , and they must have passed the Texas Inspector's Test with at least a 80% grade.

* **Professional Inspector** (No Sponsor Needed, They are sponsors) A professional inspector must have Satisfied the TREC's requirements for honesty, integrity and trustworthiness (Background Investigation through DPS), and have completed Must have been actively licensed as a Real Estate Inspector for at least 12 months during the 24 month period prior to filing the Professional Inspector application **AND** must have completed 175 inspections under indirect supervision while licensed as a Real Estate Inspector or complete 430 hours of class room education, field testing and have tested deep understanding of home construction and inspection process.

YOU ALWAYS WANT TO HIRE AN INSPECTOR WHO IS A TEACHER. THEY WILL SPEND THE TIME TO EXPLAIN THE HOUSE TO YOU IN EASY TO UNDERSTAND TERMS AND GIVE YOU BOTH AN EDUCATION AND CLEAR UNDERSTANDING OF THE HOMES CONDITION!

2. What does your inspection cover? The inspector should ensure that their inspection and inspection report will meet all Texas Real Estate Commission (TREC) laws. You should look at the TREC website at <http://www.trec.state.tx.us/inspector/default.asp> and see the Texas SOP inspection minimums. Look at these SOP's and ask the inspector about what he inspects. If there are any areas you want to make sure are inspected, be sure to identify them upfront.

3. How long have you been in the home inspection profession and how many inspections have you completed? The inspector should be able to provide his or her history in the profession and even a few names as referrals. Newer inspectors can be very qualified, and many work with a partner or have access to more experienced inspectors to assist them in the inspection. You want a Professional Inspector with at least 200 inspections.

4. Do you offer to do repairs or improvements based on the inspection? In Texas it is illegal for an inspector to inspect a property and then perform repair work on it. It is a conflict of interest for a inspector to work on a property they have inspected.

5. How long will the inspection take? The average on-site inspection time for a single inspector is two to three hours for a typical single-family house; anything significantly less may not be enough time to perform a thorough inspection. Additional inspectors may be brought in for very large properties and buildings.

6. How much will it cost? Costs vary dramatically, depending on the size and age of the house, scope of services and other factors. A typical range might be \$250-\$1000, but consider the value of the home inspection in terms of the investment being made. Cost does not necessarily reflect quality.

7. What type of inspection report do you provide and how long will it take to receive the report? Ask to see samples and determine whether or not you can understand the inspector's reporting style. Are their lots of pictures with clear and easy to understand descriptions? Most inspectors provide their full report same day or following morning. Inspectors who do not take pictures or who will not send you a sample inspection report are a RED Flag!

8. Have You Been Disciplined By Texas Real Estate Commission? You can go to TREC webiste and check for any disciplinary actions against a insepctor

9. Will I be able to attend the inspection? This is 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, and always ask questions if you do not understand something.

OUR HOME IS THE LARGEST INVESTMENTS MOST OF US WILL EVER MAKE! TAKE THE TIME AND HIRE AN INSPECTOR WHO WILL GIVE YOU THEIR BEST EFFORT, WHO IS EXPERIENCED, WHO WILL EDUCATE YOU AS THEY EXPLAIN THE SYSTEMS AND CONDITIONS OR THE PROPERTY. DO NOT LET THE PRICE DICTATE YOUR CHOICE. THEREARE BAD INSPECTORS WHO OVER CHARGE AND THERE ARE GREAT INSPECTORS WHO DON'T CHARGE AS MUCH, ASK QUESTIONS.

<http://www.trec.state.tx.us/inspector/default.asp> to check if the inspector has any complaints and to verify their license