



# 7 Ways to Avoid a Blind Inspector

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

Hire an experienced home inspector:



Like so many other professions, the experience of your home inspector is very important. The New York State home inspector licensing law only requires 100-hours of classroom training and 40-hours of field training to obtain a license. You don't want to hire the new inspector fresh out of home inspector school that has only been on a few home inspections in a group setting just because he's \$50 cheaper. It takes a full time inspector hundreds of home inspections to develop the eyes, ears, and nose for hunting down problems. Be sure to ask how many years your inspector has been doing home inspections and hire an experience person. **Our HomePro Inspection Team has a combined experience of over 10,000 inspections.**

## 1. Education and Training:

Being a contractor is very different from being a home inspector. Home inspectors are responsible for evaluating all of the systems and components of the home and must be versed in all aspects of home construction. **It takes a formal education and specified training to be able to provide a competent evaluation of all these elements.** Beyond the state requirements, our inspectors perform at least 50 ride-along inspections with a licensed inspector prior to performing any inspections on their own. Comprehensive continuing education and training is a must!

## 2. Certifications:

While some certifications are meaningful [i.e. American Society of Home Inspectors (ASHI) Certified, Licensed Engineer (P.E.)], many "certifications" are no more than paying an application fee and passing a simple online test. **It's the combination of experience, education, and training that makes the difference in the competency of your next home inspector.**

## 3. The Inspection Report:

Not all home inspection reports are created equal. The top home inspectors don't produce hand written reports. A professional home inspector will produce a comprehensive report in full-color with digital photos.

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 for a sample of an inspection report so you'll know what you can expect for your time and money.** You can view a sample HomePro Inspections report at our website at <http://RochesterHomePro.com>.

#### 4. How Long Has The inspection Company Been In Business:

How long has the home inspection company been in business? **You want to choose a company with a proven track record.** Does the inspection company have dedicated customer service specialists ready to schedule your appointment and provide any needed follow-up assistance or do you have to leave a message wondering if someone will call you back? **HomePro Inspections has been serving the Rochester area since 1991!**

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

Quality professional home inspectors ask their clients to complete surveys upon completion of the inspection. Professional inspectors want to know that their customers are satisfied and find out if there is room for improvement. How else will you know unless you ask? **If the inspector can't or won't provide client reviews, he might be blind in more ways than one!**

#### 6. Ask Your Lender, Attorney, or Realtor For A Quality Home Inspector:

Your Attorney's, Lender's, and Realtor's sole interest in the transaction is seeing **you get a quality home that's right for you and your family!** They hear the feedback about home inspectors from happy and unhappy clients and will know who the quality home inspectors are!

**HomePro Inspections has been "Providing Peace of Mind Since 1991" and is the Rochester area's most respected and trusted leader in the home inspection service!** You can be sure that our inspectors work for you – not the seller, not the real estate agents. Our expert home inspectors can make the buying process easier by arming you with the knowledge you need to make an informed, educated decision!

**Conveniently Schedule Your Home Inspection Today! #585-872-2430**  
Schedule online by visiting: <http://RochesterHomePro.com>