

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



1) Get A Home Inspection From The Owner Of The Company: Nobody works harder for you, the client, than the owner of the company! The success of the business depends on exceeding your expectations for quality and professionalism each and every time and you just don't get that level of service from "employee inspectors!" So be sure to get an inspection from the owner of the company because he has a vested interest in ensuring your Total Satisfaction!

Also, it takes a full-time inspector at least 1500 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 and how many years he has been doing them. A quality full time home inspector conducts between 200 and 400 inspections annually - blind inspectors conduct 50 to 100 inspections annually. Conducting 200-400 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! **Holmes Inspection Company's** Senior Inspector and General Manager is usually available to personally perform your inspections along with his highly trained "**Inspection Team**". **Dan** conducts 300 to 400 inspections a year personally, and has done inspections for **over 35 years**.

### 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 plumbing 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! **Dan Bowers** has a **BS Degree in Real Estate**; an **AAS Degree in Construction Management**; and an **AAS Degree in Engineering Technology (hvac)**. He worked professionally as a Home and Condo Builder, Commercial Building Contractor and a Factory Rep for a major air conditioning manufacturer **AND** did home inspections part-time for **8 years BEFORE** entering the home inspection profession **FULL-TIME** in **1983**. Even with his extensive construction and building background, when he decided to do home inspections full-time, Dan took a **2 week long, classroom and hands on field training course** to become a **Certified Professional Home Inspector**. Dan has consistently taken 160 to 250 hours of continuing education credits per year in residential and commercial building, codes and inspection related courses over the past 30 years that he has been inspecting homes in the Midwest.

### 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. **Dan Bowers** and **Holmes Inspection Company** have inspected over **15,200 residential or commercial buildings** and **Dan** has taken over **6,200 hours** of continuing education in **professional home inspection** or related subjects.

#### 4) **The Inspection Report:**

The top home inspectors in today's business don't produce handwritten reports. A professional inspector will provide a combination checklist/narrative report. Technology has evolved where you should expect to receive a full-color report with digital photographs of the issues discovered during the course of the inspection. The report should provide "Summary Pages" with specific categories like Structure, Exterior, Roof/Attic, Electrical, Plumbing, Heating/Air Conditioning, Systems and Interior.

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. After all, you are the client! **Holmes Inspection Company** does not offer or solicits repairs on properties we have inspected to prevent a conflict-of-interest. **See our Sample Reports page for an Example of our work.**

#### 5) **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? How long has the inspection company been in business? Do you have to call "1-800-good-luck" to talk to a real person? **Holmes Inspection Company** is a local family-owned business and have been in business for **30+ years**. We answer our local phone (816) 455-8787 6 days a week. Monday to Friday 8am till 7pm AND Saturday 9am till 12pm.

#### 6) **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!

#### 7) **Ask Your Lender or Realtor For A Referral To A Quality Home Inspector:**

The Realtor or lender's sole interest in the transaction is seeing that You get a quality home that's right for you and your family!

**Holmes Inspection Company** is the Kansas City Metro area's most respected and trusted leader in home inspection services! When you use **Holmes Inspection Company** for your inspection, **YOU** can be assured that our inspectors work exclusively for **YOU** - not the Seller, nor the real estate agent. Our expert inspectors can make the buying process easier by arming you with the knowledge you need to make an informed **Buy / Don't Buy** decision

**Conveniently Schedule Your Home Inspection Today!**

Schedule Online by going to: [www.ourkansascityhomeinspector.com](http://www.ourkansascityhomeinspector.com)

Or

Call Our Office Right Now: **816-455-8787**



**The House Doctor**