

## TOP 5 MISTAKES WHEN HIRING A HOME INSPECTOR:

1. **PRICE:** According to HUD the average price of a home inspection is \$450-\$550 for a 2,000 sf home, and yet there are companies offering this service for half that! Many of these “companies” are new entrants to the industry who believe if they charge a low price they will get more business.

**Q: As a home buyer, do you want to entrust your most important investment to a low price inspector?**

2. **NOT ENOUGH RESEARCH:** The home inspection industry is a very loosely regulated industry. Some areas (DC being one of them) do not license inspectors. Many that do, only require a 72 hour course, no code experience, no apprenticeship, no past experience, or no construction related experience required.

**Q: As a home buyer, do you want to entrust your most important investment to an inspector that doesn't understand how a home is built?**

3. **DON'T READ CONTRACT BEFORE SIGNING:** It is standard practice in the industry to have a Limitation of Liability clause in the contract. This clause is legal in many states and limits the Inspector's liability to the amount you pay. If you find a \$5,000 problem, your agreement says you will accept a refund and nothing more.

**Q: As a home buyer, do you want to limit your options if the Inspector misses something important?**

4. **THINK THE HOME INSPECTOR IS A CODE INSPECTOR:** While understandable, unfortunately a code inspection and home inspection are 2 different things. The code applies only at the time of construction, while a real estate inspection is about function. An experienced Inspector will recognize potential code issues and know how to write the report to address those issues.

**Q: As a home buyer, do you want to entrust your most important investment to an Inspector that has never seen a home being built?**

5. **ASSUMES ALL INSPECTORS ARE EQUAL:** Due to the ease of entry and the absence of regulation (DC), Inspectors can vary significantly. Some don't climb roofs, some will not enter crawl spaces, some invest in new technology, and for others it's a second job.

**Q: As a home buyer, do you want to entrust your most important investment to a “casual” Inspector?**