

A REALTOR'S / BUYER'S GUIDE TO:

CHOOSING A HOME INSPECTOR

KEY QUESTIONS: Can you find two more good Inspectors? \rightleftarrows

			HOUSE PROFESSOR					
			<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>No</u>
<p>1. Is the Inspector coming to your house a properly trained professional? The State of Michigan does not license home inspectors. Therefore, anyone can make up business cards and call themselves a "home inspector"! It's hard to believe, but many firms don't use experienced individuals with a proper background and training. Richard Giltz, Owner of HOUSEPROFESSOR, has conducted over 16,000 various inspections since 1981. He has been a Building Maintenance Engineer for commercial property, a Property Manager, an Energy Consultant and a Real Estate Agent. He has a Bachelor of Science Degree in Physics and Mechanical Engineering and holds a builder's license.</p>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<p>2. Are inspections performed by a certified member of the American Society of Home Inspectors® (ASHI)? A.S.H.I. membership is based on testing, education and adherence to a standard of practice with performing an inspection. Ask if the inspector coming to your house is a <u>certified member</u> of A.S.H.I. There are less than 100 certified members in the State of Michigan! Richard Giltz is a certified A.S.H.I. member!</p>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<p>3. Will the Inspector go on the roof and into the crawlspace? Some refuse to go onto the roof and simply use binoculars. Some inspectors will not go into crawlspaces. No roof can be accurately evaluated from the ground and a full crawlspace inspection is vital. HOUSEPROFESSOR will go onto the roof and into the crawlspace, unless unsafe or un-accessible.</p>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<p>4. Is the inspector a good communicator, not an alarmist? The ability for the inspector to communicate information both verbally and in report form is crucial. HOUSEPROFESSOR is not an alarmist, we deliver the information in a calm, clear and understandable fashion.</p>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<p>5. Will the inspector give me cost estimates for repairs? Many inspectors shy away or refuse to give repair costs, but isn't that vital information at this crucial time? HOUSEPROFESSOR will give you approximate do it yourself and contractor costs for repairs greater than \$1,000.</p>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<p>6. Will the inspector summarize, in writing at the end of the inspection, the repair priorities and evaluate/compare the home against similar aged homes? Many inspectors will not commit in writing at the end of the inspection the repair priorities, nor will they evaluate the home against similar aged homes. This is truly the information a buyer is seeking when hiring an inspector, and is exactly what HOUSEPROFESSOR provides!</p>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<p>7. Will the detailed report be in a simple format that I can quickly and easily refer to? Some companies give 300 page report books and/or a generic maintenance video tape. These report formats can be technical, confusing and deliver "canned" information that does not pertain to your home or repair needs. HOUSEPROFESSOR produces the short on the spot information described in #5 and #6 and then follows up with an emailed report that has a simple format; the discovered repair/replacement need is described, followed by the most likely solution.</p>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<p>8. Will the cost of the inspection be reasonable? A professional inspection will vary from \$230 to \$495 for most homes, so shop around but DO NOT compromise quality. HOUSEPROFESSOR Inspections are fairly priced, ranging from \$250 to \$395 for most homes. Call us for an exact quote.</p>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<p>9. Will the inspection company take on some real liability for missing something they should not have? Must I sign a limit of liability clause and what is the limit? Ask these questions and demand clear answers! Almost all inspection companies take on no liability or only up to the price of the inspection. This is grossly inadequate and all involved deserve better! This is why HOUSEPROFESSOR extends \$5,000 of liability on each inspection it performs.</p>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Contact HOUSEPROFESSOR for any further questions or would like to book that Home Inspection - (586) 739-1909