



## 10 Questions to Ask Home Inspectors



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During the Due Diligence Period, you should have the home inspected by a professional. An inspection can alert you to potential problems with a property and allow you to make informed decisions. Ask these questions when interviewing prospective home inspectors:

- 1. Will your inspection meet recognized standards?** Ask whether the inspection and the inspection report will meet well-recognized standards of practice and follow codes of ethics, such as those adopted by the American Society of Home Inspectors and/or the Georgia Association of Home Inspectors. Each group's standards of practice and code of ethics can be found online at [www.ashi.org](http://www.ashi.org) or [www.gahi.org](http://www.gahi.org).
- 2. Do you belong to a professional home inspector association?** There are many state and national associations for home inspectors, including the two groups mentioned in No. 1.
- 3. How many years of experience do you have?** Ask how long inspectors have been in the profession and how many inspections they've completed. They should provide customer referrals on request.
- 4. How do you keep your expertise up to date?** An Inspector's commitment to continuing education is a good measure of their professionalism and service.
- 5. Do you focus on residential inspections?** Make sure the inspector has training and experience in the unique discipline of home inspection, which is very different from inspecting commercial buildings or a construction site.
- 6. Will you offer to do repairs or improvements?** Some state laws and trade associations allow the inspector to provide repair work on problems uncovered during the inspection, but this is a potential conflict of interest.
- 7. How long will the inspection take?** On average, an inspector working alone inspects a typical single-family house in two to four hours, depending on the size. Anything less may not be enough time for a thorough inspection.
- 8. What's the cost?** Costs can vary depending on the size and age of the house, and the scope of services. The national average for single-family homes is from \$350 to \$500. Inspection costs in Atlanta can be on the higher side because of our larger homes. Be wary of deals that seem too good to be true.
- 9. What type of inspection report do you provide?** Ask to see samples to determine whether you will understand the inspector's reporting style. Also, inspectors should provide their full report within 24 hours of the inspection.
- 10. Will I be able to attend the inspection?** The answer should be yes. A home inspection is a valuable educational opportunity for the buyer. Inspectors will typically review all items found with you.
- 11. Do you carry errors and omissions and general liability insurance?** The answer should be yes.