

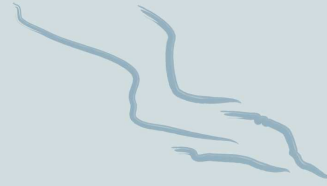
# 10 Questions to ask before you hire an inspector

## 1. Do I really need an inspection?

Since real estate property is usually the largest purchase you will ever make, it makes sense to learn as much as you can about its condition. An inspection will reduce the risk of surprises later on.

## 2. Is this inspector certified?

Be sure to choose an inspector who is certified by an association such as the International Association of Certified Home Inspectors. This inspector completes testing, training, and follows the national and international standards for inspecting.



## 3. What does the inspection include?

Be sure the inspector provides a list what the inspection involves. And make sure you understand what is and is not included.

## 4. Am I invited to the inspection?

The inspector should always invite you to the inspection. This gives you another chance to look at the property and ask questions. It gives the inspector an opportunity to point out any concerns.

## 5. Who does this inspector work for?

Some inspectors try hard to please real estate salespeople. But you need an inspector who works only for you. This way you will receive accurate and independent information for your decision.

## 6. How long has this inspector been inspecting?

New inspectors tend to come and go fairly quickly. Be sure to choose an inspector who has been in business for several years and has a lot of inspection experience.

## 7. Is this inspector familiar with my area?

Construction styles and techniques vary throughout the United States and the world. Be sure to choose an inspector who is familiar with construction in your area.

## 8. When will I receive my written report?

Some inspectors provide an on-site report, which are published in a hurry with less detail. For better results, find an inspector who publishes reports online for easy access.

## 9. What kind of follow-up service does this inspector provide?

You don't want an inspector who will disappear once he or she has been paid. Choose an inspector who will be glad to answer your ongoing questions, and who will be available for a re-inspection if needed.

## 10. How much does the inspection cost?

After answering these other questions, now you're ready to ask about cost. Remember, all inspectors are not the same. You may find a lower price, but it won't include the time, expertise, information and results that make for the best accurate independent inspections.

## So which inspector should I call?

For home, commercial, international:

James Eubank at Westinspect

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Westinspect.net