

# Do YOU Want To Risk Hiring The “Wrong” Home Inspector?

## *Seven Things That You Absolutely Must Know To Avoid Hiring A Bad Home Inspector and Purchasing A Potential Money Pit*

- 1. Hire A Home Inspection firm With “Tons” of Experience:** It takes a full time inspector at least 250 inspections to develop the eyes, ears and nose for hunting down problems. It’s been said that “a Home Inspector gets paid to be suspicious even when there’s nothing to be suspicious about”; part-time home inspectors simply don’t have the time in the field to develop that radar of suspicion. Be sure to ask how many inspections the inspector conducts annually and how many years he/she has been doing them. **A quality full time home inspector conducts between 300 and 400 inspections annually – “blind” inspectors conduct 50 to 100 inspections (or fewer) annually.** Conducting 200-400 inspections each year requires extensive referrals from prior clients, lenders, real estate agents and others - so there is a much greater chance the inspector is not “blind”!

{Quality Residential Inspections (QRI) Inspectors conduct 300 – 400 inspections annually; to date, there are more than 13,000 satisfied families in the Triangle and surrounding areas of North Carolina that have benefited from the superior Home Inspection services provided by QRI....Will you join the ranks of satisfied QRI clients?}

- 2. Ask about the inspectors 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 e.g. the brick or the framing. To be able to provide a competent evaluation of all of a home’s elements, it takes formal education and training. Does the inspector possess an advanced degree in a technical field? Did the inspector attend one of the top home inspection schools? **Or did he complete a correspondence course, or maybe have his brother-in-law ‘Bubba’ show him how to inspect?** A combination of experience, advanced education, and training is a must!

{All QRI Inspectors are fully trained in ‘The “Art” and Science of The Home Inspection’ ; Gary Gentry, the President and Senior Consultant at QRI, possesses an advanced degree in a technical discipline, is a licensed and experienced General Contractor, and has over 15 years of dedicated “on-the-job” training in Home Inspection .}

3. **Ask about Certifications and Professional Memberships:** While certifications are certainly important, it's the combination of Experience, Education and Training that make the difference in the competency of your home inspector. Certifications let the world know that an inspector can pass a test, not necessarily that they 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. It is important, however, that the Home Inspector be affiliated with a professional association or society that imposes rigorous membership and continuing education requirements.

{Gary Gentry is Certified Inspector Member of the American Society of Home Inspectors (ASHI) and annually attains a minimum of 20 hours of Continuing Education above and beyond the minimum required as a licensed Inspector in North Carolina.}

4. **Ask about The Inspection Report that you will receive:** The top professional home inspectors in today's business climate just simply don't produce hand-written reports. A professional inspector will provide a combination checklist/narrative report. Technology has evolved to the point that you should expect to receive a full-color report, with digital photographs of any significant issues discovered during the course of the inspection, and ...you should expect to receive your report in a **timely manner** when time ...your time.... is of the essence. Your report should provide a "Summary Page" with specific categories like Safety Issues, items that are Not Functioning as Intended, etc.

Your 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 inherent conflict of interest in that situation.**

**\*\*\* Be sure to 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! \*\*\***

{\*\*\* Sign up now to receive a copy of our Sample Report \*\*\* .....the kind of Quality, superior report you can expect to receive from Quality Residential Inspections; QRI Inspection Reports are issued within 24 hours of the inspection...and, typically, on the same day.}

5. **Ask How Long The Inspection Company Has Been In Business:** Is the inspection company locally owned and operated or are they some faraway "faceless corporation" where no one is monitoring or evaluating the quality of their work? If you are dealing with a multi-inspector firm, how long has the inspection company been in business? Does the inspection company have dedicated employees serving as customer service representatives to schedule appointments and provide any needed follow up assistance or do you have to call "1-800-good-luck" only to speak with an answering machine and to "Leave a Message?"

{Quality Residential Inspections has been in business for over 20 years.....serving the Triangle area of North Carolina since 1987.....and when you call QRI, you always get to speak with a real, live, professional human being that is ready and able to answer any of your Home Inspection scheduling questions. We are proud to be locally owned and operated.}

6. **Ask To See What Other Home Buyers Have Said About The Inspector:** Professional Home Inspectors routinely and regularly ask for feedback regarding our performance and the satisfaction of the customer so that they can continually improve their products and services. Professional Inspectors want to know what they are doing right as well as anything that might need improvement. If the inspector won't, (or even worse can't), provide you with real client testimonials, he might be blind in more ways than one!

{Visit the testimonial section of the QRI web-site at [www.qriquality.com](http://www.qriquality.com) for testimonials from some of our many satisfied clients and from PROFESSIONAL real estate agents who have provided valuable feedback about how well we serve our clients.}

7. **Ask whether or not the Home Inspection company is a member of the local Better Business Bureau:** Is the Home Inspection firm accredited by the Better Business Bureau? Businesses that are truly in business to provide Quality services to their customers are members.

{Quality Residential Inspections has been an Accredited Business member of the Better Business Bureau of Eastern North Carolina since 1989; we invite you to check on us and our stellar service record by calling them 919.277.4222 or, "check us out" on their website at [www.easternnc.bbb.org](http://www.easternnc.bbb.org)}

**Don't Wait...Call now to schedule Your Professional?  
"Quality" Home Inspection.....**

**919.848.4833**

**OR**

Visit our web-site at [www.qriquality.com](http://www.qriquality.com) and schedule your Quality Residential Inspections Home Inspection today.....

**We Look Forward to the Opportunity to Serve You!!!**  
**You will not be disappointed!!!**