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5 Things to Ask Your Home Inspector

before hiring them



*E-book created by
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Hello, my name is Brandon Stephens and I am the owner of [DFW ProSpecs LLC](#) a residential and commercial property inspection company located in Melissa TX. We serve all of North Texas counties for our clients. When I decided to write this E-book, it was to help educate first time home buyers and seasoned investors with tools to help choose the best inspector for their needs. Having seen and heard hundreds of stories about the horrors of their prior inspection and the thousands of dollars that was spent for repairs that should have been seen at the inspection, I felt a desire to help educate. It is important to note that though in Texas we are required to be licensed not all inspectors are created equal. We will discuss that further later. So, having said all of that how do you go about choosing the right inspector for YOUR needs? Here are five things to consider and/or ask your potential Home Inspector:

1) ASK – Are they actively licensed? Go to this website and enter the inspector's name and/or license number to check to make sure they are actively licensed and to see what complaints have been issued from either the state or a client. [Here is the link to the website – simply click here](#). Knowing their license is active can give peace of mind that the state has stated they have fulfilled the minimum requirements to be a Home Inspector.

While searching for their name you may want to also ask the home inspector about their Error and Omission insurance (E&O). In Texas we are required to carry E&O insurance at a minimum of \$100,000.00. At DFW ProSpecs we carry a \$1,000,000.00 for all clients to protect their interest in case something is missed, overlooked and/or damaged.

You may want to also verify the insurance is active and not lapsed in coverage. This is a pretty important item to discuss and many inspectors let the coverage lapse after filing their renewal for their license.

2) ASK - what organizations do they belong to? Ask if the inspector belongs to organizations such as Nachi, ASHI, etc. This is important since the Standards of Practice for these organizations is usually higher than the state minimum Standards of Practice (SOP). [Here is a link to the Texas Standards of Practice for home inspectors \(PDF\)](#). Why is it important to know the information? Simply put, a home inspection is a VISUAL and not a technically exhaustive review of the components of a home. At DFW ProSpecs, we follow the Nachi Standards of practice which is a higher level of the minimum requirements. We also go above this standard by utilizing special diagnostic tools to help identify issues that may not be seen by the eye only. It is important to know what standards your potential inspector follows, and do they go above that for added value to you their client.

3) ASK – How long have they been in business? What is their experience? The more information you can gather about your potential inspector the better. Newer Home Inspectors may offer significant discounts to earn your business. Seasoned Inspectors their pricing is typically higher due to the fact of the vast experience in the field, offering additional services such as termite WDI inspections, thermal imaging or zip level foundation surveys. This is the biggest investment most people will make, and it is important to choose a Home inspection company that will be their long after the inspection has taking place. At this stage of the process pricing should not be the only issue to look at. We encourage all of our potential clients to do their research such as google and Facebook reviews, asking for references from past clients and of course checking with the State for any potential complaints. Going with a home inspector based only of pricing can come back and

haunt you. I cannot tell you the number of times we have heard horror stories of a poorly inspected home and the thousands of dollars it cost to repair once the new owners moved in. We call these inspectors Fly by inspectors – they are usually at the home a short period of time and do not inspect to the quality of an inspection most clients expect.

4) ASK - what additional services does the home inspector provide?

Here are some examples of service we provide some at no additional charge: Thermal imaging, Zip level foundation surveys, Pest and Termite inspections, pool and spa inspections, energy efficiency scores and the list goes on. One thing we offer that no other inspection company offers in our area is free re-inspections prior to closing verify the sellers completed all repairs as agreed and that the repairs were done in a quality manner. This is huge for our client's peace of mind knowing that when moving in those items have been taken care of. We do this for our clients because it is the right thing to do. Having bought and sold several homes myself I wanted that knowledge knowing this was done properly. We want to help our clients have that peace of mind and love their new home.

5) ASK - will the Home inspector follow up with us after we move in and how often? Who do we call if something happens after we move in. Do you offer any warranties? At DFW ProSpecs we are proactive in our communication with our clients. We send out monthly newsletters, follow up after 60 days and a phone call on your one year move in anniversary. We also offer at no cost to your our client a free 90-day home warranty, free sewer guard and mold safe protection for the first 90 days and a 5-year roof protection plan.



For more information:

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