

Criteria for Choosing A Qualified Home Inspector

INSURANCE

- Do they carry general liability and errors & omission (E&O) insurance? This protects the inspector, the referring Realtor, buyer and seller should physical damage occur or major devastating errors from the inspection. None of the other criteria should be considered if the inspector does not carry proper and complete insurance.

STANDARD OF PRACTICE

- What, if any, standard of practice do they base their inspections (e.g., American Society of Home Inspectors (ASHI))? If another, how does it compare to the nationally recognized ASHI standard in terms of proven and broad state-level acceptance?

COMPETENCE/CERTIFICATION

- What source & level of training, experience & education do they have?
- Are they CERTIFIED with a reputable organization such as ASHI (e.g., qualified with proctored exam, peer reviewed reports, 250 inspections min. level of experience) or simply an online internet test?
- Do they maintain continuing education?
- How many Home Inspections have they performed? Not counting years in related services, such as remodeling or construction trades.

THOROUGHNESS

- How much time do they typically spend on an inspection?
- What additional inspection techniques and tools do they use?

OBJECTIVITY

- Are they impartial (e.g., independent of anyone with a financial interest in the results except the client)?

REPORT COMMUNICATION, STYLE & QUALITY

- How are their reports presented, organized & written? How much detail?
- Is it prepared on site? Do they include pictures, diagrams, etc.?
- How well does the inspector communicate with all involved parties?

REPUTATION & OVERALL SERVICE

- How do they present results? Are clients encouraged to attend the inspection?
- What do their clients say? Do they guarantee client satisfaction?
- How much is the fee and what is it based on? Is it competitive for the services and qualifications provided?

VALUE

- How important is this service to the client's home buying/selling investment?
- How do their qualifications compare to the price? - *Client must decide.*



To Learn More About Our Services or Schedule an Inspection,
Call... **Jon Rudolph** at

I.D.– Property Inspections, Inc.

Ph: (970) 203-1250 • Toll Free: (877) 800-1250

www.id-inspections.com

(See other side)

4674 FOOTHILLS DR • LOVELAND, CO • 80537

TOLL FREE: 877/800-1250 • PHONE: 970/203-1250 • FAX: 970/203-1251

E-MAIL: idpi@id-inspections.com • WEB: www.id-inspections.com

Home Inspector Qualification Comparison Worksheet

Criteria	I.D. – Property Inspections, Inc.	#2	#3
1. Insurance	<ul style="list-style-type: none"> • General Liability Insurance • Errors & Omissions Professional Insr. • Bonded 		
2. Standard of Practice	<ul style="list-style-type: none"> • Trained and adhere to American Society of Home Inspectors (ASHI®) SOP – Recognized and used by most inspection regulating states. 		
3. Competence	<ul style="list-style-type: none"> • BS in Civil Engineering, • Certified ASHI® Inspector #211581 • Certified Thermographer (Infrared Thermal Imaging) #33138 • Construction inspection experience • Professionally trained-inspection school • Certified Heat Exchange Expert • Maintain >20 hrs per yr. Continuing Education Training 		
4. Thoroughness	<ul style="list-style-type: none"> • More time per inspection (3 to 4 hr avg.) • Tools – Stucco moisture, moisture, water pressure, combustible gas, CO meters/detectors • Thorough Knowledge of Building Science 		
5. Objectivity	<ul style="list-style-type: none"> • Guaranteed No Conflict of Interests • Adhere to ASHI Code of Ethics 		
6. Report Style/ Quality	<ul style="list-style-type: none"> • Concise narrative report with pictures • 3-ring binder (fax/copy ready) (optional) • Separate Advisory Report of Critical Items • Adobe Acrobat pdf report file via e-mail 		
7. Reputation/ Service	<ul style="list-style-type: none"> • Satisfaction Guaranteed • See Web site for testimonials www.id-inspections.com • Available for post inspection Q&A 		
8. Price	<ul style="list-style-type: none"> • Typically home inspection is \$260 to \$360 (based on age & size). • Other services available, call for price. 		
9. Value (Client Assessment)	Poor / Low / Moderate / High / Exceptional	Poor / Low / Moderate / High / Exceptional	Poor / Low / Moderate / High / Exceptional