



## Was Your Last Home Inspector Blind?

Learn Seven Things You Must Know To Avoid Hiring The Wrong Home Inspector

### 1-Get A Home Inspection From The Owner Of The Company:

Nobody works harder for you, the client, than the owner of the company! The success of the business depends on exceeding your expectations for quality and professionalism each and every time, and you just don't get that level of service from "employee inspectors!" So be sure to get an inspection from the owner of the company because he has a vested interest in ensuring your **Total Satisfaction!**

Also, it takes a full-time inspector at least 500 inspections to develop the eyes, ears and nose for hunting down problems. Part-time home inspectors simply don't have the time in the field to develop that radar. Be sure to ask how many inspections the inspector conducts annually and how many years he has been doing them.

A quality full-time home inspector conducts between 200 and 400 inspections annually - blind inspectors conduct 50 to 100 inspections annually.

Conducting 200-400 inspections each year requires extensive referrals, by prior clients, lenders, real estate agents and others -- so there is a much greater chance the inspector is not blind! **Home Inspection Solutions' Owner, Cliff Willis, is available to personally perform your inspections. Cliff conducts 300-400 inspections each year.**

### 2. 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 such as the brick or the framing. To be able to provide a competent evaluation of all of these elements takes formal education and training.

Comprehensive, continuing education and training is a must! **Cliff Willis began his inspecting career in December 1997 in a multi-inspector firm and apprenticed under six (6) seasoned, veteran professional inspectors for eighteen (18) months, 273 inspections, learning the trade from the ground up, an invaluable experience. Cliff has completed at least 40-50 continuing education units every year since he began inspecting.**

### **3. Certifications:**

While certifications are certainly important, it's the combination of Experience, Education and Training that make the difference in the competency of your next home inspector. Certifications let the world know that the inspector can pass a test, not that he 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. **Cliff Willis has personally inspected over 5,000 Dallas-Fort Worth homes and earned over 750 hours of professional home inspector training continuing education units.**

### **4. The Inspection Report:**

The top home inspectors in today's business don't produce handwritten reports. A professional inspector will provide a combination checklist/narrative report. Technology has evolved where you should expect to receive a full-color report with digital photographs of the issues discovered during the course of the inspection. The report should provide a "Summary Page" with specific categories like Structure, Mechanical, Electrical, Plumbing, Appliances, etc.

The 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 conflict of interest inherent in that situation.

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! **Home Inspection Solutions never offers or solicits repairs. See our Sample Reports page.**

### **5. How Long Has The Inspection Company Been In Business:**

Is the inspection company locally owned and operated or are they some far away "faceless corporation" where no one is monitoring and 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? **Home Inspection Solutions is a local family-owned Dallas-Fort Worth company. We cheerfully answer our local phone numbers (214-448-9572 and 817-939-8333) extended hours seven days a week.**

## 6. Ask To See What Other Home Buyers Have Said About The Inspector:

Quality Professional Home Inspectors ask their client's for feedback upon completion of the inspection. Professional Inspectors want to know what they are doing right, as well as what might need improvement, because you can't improve what you don't measure. If the inspector can't or won't provide client referrals, he might be blind in more ways than one!

## 7. Ask Your Lender or Realtor For A Referral To A Quality Home Inspector:

The Realtor or Lender's sole interest in the transaction is seeing that **You get a quality home that's right for you and your family!**

**Home Inspection Solutions** is among the Dallas-Fort Worth area's most respected and trusted providers of home inspection services! You can be sure that we will work exclusively for you - not the Seller, nor the selling real estate agent. We can make the buying process easier by arming you with the knowledge you need to make an informed decision!

**Conveniently Schedule Your Home Inspection Today!**

**Schedule Online by going to: [www.hisdfw.com](http://www.hisdfw.com)**

**Or Call Our Office Right Now: 214-960-1005**

