



HOW TO CHOOSE AN INSPECTOR

Purchasing a home or building is often the largest investment one can make. You should know what to expect in terms of necessary repairs and upcoming maintenance items. Many conditions are not readily visible to an inexperienced eye, and there may be expensive repairs that are only discovered by trained and qualified professional inspectors.

Additionally, there may be pleasant surprises discovered during an inspection that increases the value of the building to you esthetically or financially! After the completion of a professional building inspection, you will have a much better understanding of the property, and be better able to make an informed purchasing decision.

We suggest you consider the following guidelines when choosing an inspector:

1. Are they a member of a State of California recognized, professional association that requires initial training, strict qualifications, standards of conduct and continuing education, such as ASHI®?
2. How many years of full time experience do they have inspecting buildings?
3. What type(s) of training have they undertaken to become a professional inspector?
4. How many inspections have they performed?
5. Do they carry professional liability and errors and omissions insurance?
6. Have others referred the inspector's name to you?
7. Does the company prefer (request?) you to accompany them during the inspection?
8. How long do they allow follow-up questions by phone or email?

Please also consult the following sites for additional information:

www.ashi.org

www.creia.org

www.ggashi.com