



Home Inspection Services Newsletter

May 1, 2006

Educational Section: **Choosing a Home Inspector**

98% of the time home buyers, in the process of choosing an inspector, call and ask only one question: **“How much do you charge?”**

How important is price? Pricing between home inspectors may vary by \$50.00. We think that choosing the right inspector is much more important than saving \$10 to \$50.00 on the home inspection.

There is no perfect inspector for every home and for every buyer's personality and background. So, how can the buyer do a better job in picking the right inspector and enjoying a positive inspection experience?

What's important to You?:

Experience for the job at hand: a renovated 1947 or a new build?

Inspection Style: Walk Roofs? Operate gas heaters in summer? Open Evaporative Coolers? Enter crawl spaces?

Report: Hand-Written? Computer-generated? Check-list? Availability?

Pictures: Taken? Separate? Incorporated in the report?

Report Review: On phone? None? On Site? How much time available?

Personality: Am I comfortable with the inspector's communication style?

My advice: Take 10 minutes to interview a prospective inspector. Think about **your concerns** and ask **open ended questions**.

Some questions: How many homes of my type have you inspected? Tell me about the last home you inspected that was like the one I'm buying? What are the typical issues on a home of my vintage? What are your strengths? How will you inspect my roof? Will you operate my heater? How do you check for moisture presence? Tell me about your report. Tell me about your report review. Are you an ASHI member? Feel free to direct buyers to: www.hainspect.com/choosing an inspector.

Questions of the Month: **What is a TPR VALVE?**

TPR stands for **T**emperature **P**ressure **R**elief and is a critical safety device that will release the pressure if a water heater overheats. The TPR valve must be properly piped (preferred to the exterior) and the pipe should terminate 6 to 24 inches from the ground. Do not activate (test) the valve as they often leak after opening.

Inspection Item for March: **Exterior Siding**

(Each month, we select appropriate items so that over a 12 month period you are reminded to attend to most common household maintenance/inspection items.)

Tools required: Your eyes, binoculars, and a screwdriver.

Circle the house in both directions and view the siding. For stucco, list the following for repair: larger vertical cracks, all horizontal cracks, and all openings. For wood type siding and trim, list: moisture damaged wood (probe stained areas with screwdriver), loose trim or siding, openings, and finish deterioration. Remember, the siding and paint are keeping moisture and pests out of your home.

Safety Tip of the Month: **Carbon Monoxide**

If you have gas heaters and appliances in the home, we recommend installing carbon monoxide monitors. These relatively inexpensive devices are about the size of smoke detectors and will detect this odorless, tasteless but **deadly** gas.

Raffle for the month of May: **\$25.00 Starbucks card**

To enter, send a reply email with "May Raffle" in the subject along with your name and Ph# to Lauren@hainspect.com. Ron A from Surprise was last month's winner.

Let our experience work for you. Over 10,000 inspections performed!



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