



www.homepro-inspection.com

Extensive, Not Expensive
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The Seven Things You Must Know To Avoid Hiring The Wrong Home Inspector.

1. Get a home inspector with lots of experience:

It takes a Home Inspector hundreds of inspections to develop the eyes, ears and nose for hunting down problems. Start up and part time inspectors simply do not have the time in the field to develop that radar. Be sure to ask how many inspections the inspector conducts annually and for how many years. A quality Home Inspector does at least 100 to 200 inspections annually. Blind inspectors conduct 50 or so inspections annually. Conducting 100 to 200 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*.

- ***HomePro Home Inspections conducts nearly 1000 inspections annually, with several thousand inspections completed in the Rochester and surrounding area over the last 12 plus years.***

2. The company that offers the cheapest price is NOT the company you should hire:

The company that offers the cheapest price is generally showing you a few things; 1) they are new or part time, 2) they don't carry the technology and tools that are necessary to complete a thorough home inspection, 3) they usually don't carry the proper industry related insurances to protect them and their clients, 4) they really don't know what their costs are, meaning they will not be in business very long.

If you want a thorough Home Inspection of, what will most likely be the largest purchase of your life, you will want an experienced Home Inspection company on your side. Hiring a Home Inspection Company that has been performing Home Inspections for years understands that they are working for YOU and no one else is critical. Making sure that you, the buyer, understand the condition of your new home is our First Priority.

- ***Home inspectors that charge less, typically know less, do less, and therefore inspect less.***
- ***HomePro Home Inspectors are armed with the training, technology, and tools that are necessary to complete a thorough inspection.***
- ***HomePro Home Inspections encourage our clients to be at the inspection, to follow us around and to ask questions. If you can't be there for the entire inspection, we always provide an on-site review of our findings with you and make sure that you understand all aspects of the property. The final version of the report, along with pictures and a summary page, will be emailed to you as a PDF within a few hours of the inspection.***

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3. Education and Training:

A contractor and a Professional Home Inspector are very different. Home Inspectors are responsible for evaluating ALL the systems and components of the home – not just one aspect such as the foundation or framing. To be able to provide a competent evaluation of all these systems and components takes formal education and training as well as continuing education.

- ***HomePro Home Inspectors have attended one of the two top home inspection schools in the country, completing more than 120 hours of coursework and training. In addition, they spend a minimum of 50 inspections, Approximately 200 hours training under Rick Erickson, the owner of the company, insuring consistency and completeness of the inspection process and reporting. Our quality control process is stringent as the owner of the company reviews and provides real time feedback for every home inspection report performed.***

4. Certification:

While certifications are certainly important, it's the combination of experience, education and training that makes the difference in the competency of your next Home Inspector. Certification lets the world know that the inspector has sufficient knowledge to pass the testing requirements, but do not confirm his ability to perform a competent inspection in the field. We all know people that are certified for one thing or another that we would not hire under any circumstances.

- **There is simply no substitute for experience coupled with proper training and continuing education. All inspectors at HomePro Home Inspections are working under the careful supervision of Rick to maintain consistency and quality. HomePro Home Inspectors are not allowed to perform inspections on their own until Rick is beyond satisfied with the inspectors level of training, knowledge and experience.**
- ***HomePro Home Inspectors are all certified through InterNACHI. We must take, and pass, a YEARLY Certification Exam and complete 24 plus hours of education annually.***

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5. The Inspection Report:

The top home inspectors in today's business do not produce handwritten reports. A professional inspector will provide a comprehensive report using software written specifically for home inspections. Our inspection findings are conveyed in plain English, that is simple to understand, no "Techno-jargon" that only home inspectors can understand.

- ***HomePro Home Inspections uses software that is a pioneer in the Home Inspection reporting software business. We always include pictures of the most pertinent issues along with a Summary page listing the recommended repairs and maintenance issues. An example of our report is available at, www.homepro-inspection.com***

6. How Long Has The Inspection Company Been in Business:

Is the company locally owned or a faceless corporation where no one is monitoring the quality of their work? How Long has the company been in business? Does the Home Inspection Company have dedicated employees performing the home inspections? Does the company have a Customer Service Department? Will you be able to call your inspector for follow-up questions and assistance after your home inspection?

- ***HomePro Home Inspections is locally owned and operated. Rick Erickson founded the company in 2004 and has brought on staff over the years to meet the demands of his growing company. Our staff is dedicated, friendly and responsive. We understand the demands of "The Real Estate Contract" and the time sensitivity involved. All calls will be typically returned within a few hours! We are always available to answer any questions. Call our scheduling staff at 507-202-8942 and see for yourself.***

7. Ask to See What Other Home Buyers and Sellers Have Said About The Inspector:

Quality Professional Home Inspectors request feedback from their clients. Because you cannot improve what you do not measure. Professional home inspectors want to know what they are doing right, as well as what may need some improvement. If an inspector cannot, or will not, provide referrals, they may be blind in more ways than one!

- ***HomePro Home Inspection clients gladly provide their feedback and we will be happy to share it with you. Take a look at what our clients are saying: www.homepro-inspection.com or on our [Google Business Page](#).***

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