

Evaluating Home Inspectors A Checklist for Realtors

Most homebuyers trust their realtor. Realtors work hard to earn that trust. Your client may look to you for advice when choosing a home inspection company. If you give them a list of companies to consider, make sure you've done your homework. The following checklist will help.



Before the inspection check that:

- The inspector is a member of the Canadian Association of Home & Property Inspectors (BC) (CAHPI(BC))
- All questions are answered promptly & professionally
- The company is able to schedule the inspection at a convenient time
- A copy of the Scope of the Inspection is sent to your client prior to the inspection
- The company has an informative website
- Your client is encouraged to attend the inspection

During the inspection observe whether the inspector:

- Arrives at the property on time and is presentable and prepared
- Treats everyone present with courtesy and respect
- Explains the inspection process to the client
- Carries out the inspection without damaging the home
- Is efficient but does not appear rushed
- Sticks to business and avoids making irrelevant comments (ones that have nothing to do with the condition of the home).

After the inspection see if the inspector:

- Delivers the report in a timely manner (preferably on site)
- Explains the findings of the inspection in a simple and straightforward manner without a lot of technical jargon
- Puts any problems found into perspective
- Avoids offering an opinion on whether to purchase the home
- Encourages the client to call with questions as long as they own the home

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