

# How to Choose a Good Inspection Company

## Is an inspection necessary?

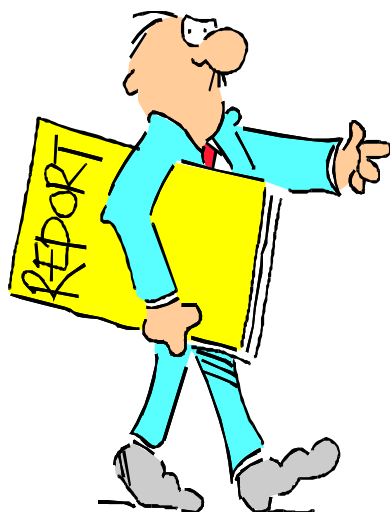
You have the right to request an inspection of any property you have and accepted contract on by a professional inspector of your choice. You should always exercise your option to have the physical condition of the property and its inclusions inspected. Many of the more severe and expensive problems such as mechanical, electrical, structural and plumbing, are not noticeable to the untrained eye. A professionally conducted home inspection followed by a written evaluation is becoming standard procedure in homebuying because of increased buyer awareness and savvy.

Your home cannot “pass” or “fail” an inspection, and your inspector **will not** tell you whether he or she thinks the home is worth the money you are offering. The inspector’s job is to make you aware of repairs that are recommended or necessary.

A professional inspection will help you make a clear-headed decision. In addition to the overall inspection, you may wish to have separate tests conducted to check for termites, or the presence of radon gas. Talk to THE KIPER TEAM for information about these tests and companies in the area that perform them. (See #10 Building Termite and Environmental Inspection on Sample Residential Sales Contract)

## Are inspectors licensed?

The State of Missouri does not require testing or licensing of inspectors in any way so investigate your inspector’s qualifications carefully. In choosing a home inspector, consider one that has been certified as a qualified and experienced member of American Society of Home Inspectors (ASHI). ASHI is a non-profit professional organization with strict standards and qualification criteria for membership. To become a member an inspector must demonstrate, through extensive testing, a proven knowledge of residential construction. They must have experience and expertise to recognize defects and problem situations. They are required to have the ability to convey their finding in a meaningful report. And, they are required to meet continuing education requirements. ASHI’s Standards of Practice and stringent Code of Ethics serve as a professional performance guide which all members follow. THE KIPER TEAM may refer you to several qualified inspectors.



## What does an inspection entail?

A qualified inspector will follow ASHI’s Standards of Practice in conducting their inspection. The inspection consists of a physical inspection of the home with the purchaser present, followed by a written report detailing their findings. They report on the general condition of the home’s electrical, heating and air systems, interior plumbing, roof, visible insulation, walls, ceilings, floors, windows, doors, foundation, basement, and visible structure. The inspection is not designed to criticize every minor problem or defect in the home. No home is perfect. It is intended to report on major damage or serious problems that require repair for the well-being of the home, and that might require significant expense.



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## Items on your inspection report will include:

### **FOUNDATIONS, BASEMENTS, AND STRUCTURES**

Basement floor and walls, proper drainage and ventilation, evidence of water seepage.

### **EXTERIOR SIDING, WINDOWS, DOORS**

Exterior walls, windows, and doors; porches, decks, and balconies; garage.

### **ROOF**

Roof type and material, condition of gutters and downspouts.

### **INTERIOR PLUMBING SYSTEM**

Hot and cold water system; the waste system and sewage disposal; water pressure and flow; and hot water equipment.

### **ELECTRICAL SYSTEM**

Type of service, the number of circuits, type of protection, outlet grounding, and the load balance.

### **CENTRAL HEATING SYSTEM**

Energy source, type of cooling equipment, capacity, and distribution.

### **INTERIOR WALLS, CEILINGS, FLOORS, WINDOWS AND DOORS**

Walls, floors, ceilings, stairways, cabinets, and countertops.

### **ATTIC**

Structural, insulation, and ventilation information.

### **FIREPLACE**

Notes about the chimney, damper, and masonry.

### **GARAGE**

Doors, walls, floor, opener.

### **APPLIANCES**

Includes a wide range of built-in and other home appliances, smoke detectors, and television/cable hookups.

### **LOT AND LANDSCAPING**

Ground slope away from foundation, condition of walks, steps, and driveway.



## **Remember,**

The purpose of a home inspection is to help you learn things about the home that are not easily discoverable during your home buying tour.

**IT IS NOT INTENDED TO BE A  
“LAUNDRY LIST” OF MINOR  
REPAIRS  
FOR SELLERS TO COMPLETE.**