

Interviewing an Inspection Company

When calling to interview Fort Worth area inspection companies, it is important to compare all companies on the same criteria – the old “apples to apples” idea. If every company tells you different facts, how do you sort it out? Here is a list of questions that should provide you with adequate facts to help you decide which company is best for your needs. Of course, we get to answer first. But you get to decide, so we’ve provided you with ample space for your notes.

1. What does your inspection cover?

Our inspection covers all systems and components in the house that we can have access to at the time of the inspection. We check roof to foundation, wall-to-wall, inside-out. If we can get to it and operate it, we'll report on it. Foundations, roof, attic, exterior and interior walls, ceilings, floors windows, electrical, plumbing, heating and cooling (if it's not too cold outside to operate the A/C), appliances, etc. If it has a sprinkler system we check that at no charge. We both also have a license for doing wood destroying insect inspections ("termite" inspections). My licenses are TREC #7195 and TPCL #0598337. Adam's licenses are TREC #8894 and TPCL #0598337.

Company B _____

Company C _____

2. About, on average how many inspections have you completed?

We do thirty to forty inspections per month. That's over twenty-five hundred inspections in the eight years we have been in business.

Company B _____

Company C _____

3. Are you specifically experienced in residential inspection?

Yes, and we are a local, family business, and it's just Adam (my son) and me. You won't have to try to get an office to figure out which of the multiple inspectors did your job. It was either Adam or me, and we answer our own phones.

Company B _____

Company C _____

4. Do you offer to do repairs or improvements based on the inspection?

We do not, and, if you find a company who offers to do that, let me know. I will report them. They are breaking the law. We cannot work on a house we inspect. It's a conflict of interest, and we could lose our license if we did.

Company B _____

Company C _____

5. What type of inspection report do you provide and how long will it take to receive the report? Do I get a report at the time of inspection?

First, we provide a verbal report on site if you are present. If you are not there, we call immediately after and report over the phone. You'll know the most important things by the time we leave the inspection. Second, We will email you the report on the same night of the inspection, so that you will have it by start of business the following day. We used to provide on site written reports, but we found it tended to rush us to get through, and we didn't want to short-change our clients. While we are there, we are inspecting or talking to our clients, not typing away the time. Then, you and your Realtor get the report that night by email.

Company B _____

Company C _____

6. Do you maintain membership in a professional home inspector association?

Yes, Adam and I are members of the Texas Association of Real Estate Inspectors, one of the oldest trade associations for inspectors in the country. I am past Chairman of the North Texas Chapter, as well as two terms as the Director of Education for the Chapter.

Company B _____

Company C _____

7. Do you participate in continuing education programs to keep your expertise up to date?

Absolutely. It's the only way to keep up with the changing conditions in the industry, ever-new knowledge about homes, home safety and health matters related to home ownership. We try to attend double what our license requires per year of classes, in order to keep our skills sharp.

Company B _____

Company C _____

House Exam Inspection quoted me the following: _____

Company B quoted: _____

Company C quoted: _____

Courtesy House Exam Inspection (817) 797-2461 <http://www.houseexamdfw.com>

OK, you decide. We would be pleased to work with you, but if you choose another company, we understand.

Good luck on your purchase.

Call to schedule (817) 797-2461, OR

Schedule online 24/7 at

<http://www.houseexamdfw.com>

Thanks for considering House Exam Inspection

Victor Sedinger, TREC 7195