

6 things home inspectors miss

(plus other helpful tips)

7 red flags your home inspector may not be able to detect

8 biggest home inspection mistakes

Some considerations when buying a home from
a home inspection viewpoint

Home inspection scams to watch out for



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things home inspectors miss

1. The inspection might not disclose the major issue in your home, as it is often hidden.
2. The inspector might not check the age of the home/building or ensure it is up to code.
3. The inspector might not have the proper training or much more than the client.
4. The inspector might not check behind the interior or exterior walls.
5. The inspector might not conduct a thorough inspection, or the inspection lacks detailed information.
6. A number of inspectors will not get up on roofs, and some will not get into very tight locations. Thoroughness of the inspection is critical.

7 red flags your home inspector may not be able to detect

- 1. Obstructed or partially blocked sewer lines**
- 2. Failing HVAC equipment**
- 3. Communities with all underground utilities**
- 4. Cracked heat exchanger**
- 5. Concealed electrical problems**
- 6. Structural issues**
- 7. Leaks**

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biggest home inspection mistakes

1. Not having new construction inspected
2. Selecting the home inspector based on the wrong criteria (price or relative/friend suggestions)
3. Not following the recommendations of the home inspector. Call the specialty contractor in the report (plumber, electrician, roofer, carpenter) and determine what needs to be addressed quickly and what can be put off. Get an estimate to determine how much it will cost and when it can be done. This type of planning is critical when buying a home.
4. Expecting your home inspector to find all issues
5. Not asking for your inspector's qualifications and certifications
6. Not asking for a sample report – you should understand what you will get from the home inspector and the timeframe.
7. Not being at the home while the inspection is going on. Preferably the buyer should be present at the inspection but at a minimum someone representing the buyer should be there.
8. Not taking into consideration the type of property and if it will fit your future (i.e. growing family, down-sizing, if the property is in your financial range, etc.)? How much maintenance will this home require?

Some considerations when buying a home from a home inspection viewpoint

1. If the home has a pool or spa, it should be inspected by an inspector qualified to do so.
2. Does the home have a deck? If so, the inspector should be trained in deck certification.
3. Is the home outdated? Is it electrically and structurally sound? Is there any asbestos, lead paint or past or current WDI issues? Are there any past or current mold issues? Are the stairs safe? Are the handrails safe and all in place? Is the home safe for infants and seniors?
4. Does the home have any fences that need repaired?
5. Are there any trees that need to be trimmed for safety reasons?
6. What type of utilities are on the property, and how do they tie into the home?
7. What does the Disclosure Document from the seller tell you?
8. Have you seen the home while it is raining? Does the water run away from the home? Do the gutters and downspouts work well? Have you seen any moisture in the lower levels?
9. Does the home have a fireplace or chimney and if so, what condition does it appear to be in?

Home inspection scams to watch out for

- 1. “Inspectors” targeting women.** Studies show that women control and influence above 80% of all major purchases. In the case of a home purchase and vehicle purchase, it is above 90%. That being said, for safety reasons when having an inspection, make sure you are aware of your surroundings and that you are not alone. If you need to be alone, it is recommended that you ask your realtor to accompany you
- 2. Lack of certifications/qualifications.** Some states do not require inspectors to have a license or any certifications, so you might think you are getting a report that you can use to help you decide to purchase the home. For most individuals, buying a home is the single largest purchase of their lives.
- 3. No sample report.** What will you be getting? Does the report seem professional? Look at the inspector’s website to see if they have any old reports posted to view. Ask to see past home inspections and call the realtors. Get references.
- 4. Lack of inspector training.** Contact your Better Business Bureau, your realtor’s office, or go to a professional website – ASHI, InterNACHI, NAHI, or KREIA. In Kentucky, contact the Kentucky Board of Home Inspectors, a division of Occupations & Professions. Do your homework and talk to your realtor. There are no guarantees but it does indicate a true professional and training.
- 5. Fraudulent inspectors/con men.** There have been a number of cases throughout the US of fraudulent individuals/con men or women posing as inspectors to case a home to rob the house later, or even during inspection. Someone representing the buyer should always be home during the inspection, and it is best if it is the potential buyer. Also make sure you know how many individuals are going to be there – get their names, name of the company, office telephone and cell number, website and any other pertinent information.
- 7. Report lacking important information.** Besides the threat of a home invasion and putting yourself in a position of potentially getting harmed, scam artists posing as home inspectors can produce a report that does not cover life-threatening issues. Examples of this would be: carbon monoxide intrusion into the home, poorly constructed deck, electrical issues that could cause a fire, fireplace and chimney issues, and mold, to name a few.