

# Criteria for Choosing A Qualified Home Inspector

## **INSURANCE**

- **Do they carry general liability and errors & omission (E&O) insurance?**  
*Liability insurance protects the inspector, the referring Realtor, buyer and seller should physical damage occur from the inspection. E&O protects all parties from erroneous reporting with significant monetary consequences.*

## **STANDARD OF PRACTICE (SOP)**

- **What, if any, standard of practice do they base their inspections?**  
*There is no set SOP in Colorado. The American Society of Home Inspectors (ASHI®) has a nationally recognized SOP. If they have another SOP, how does it compare to the nationally recognized ASHI standard in terms of proven and broad state-level acceptance?*

## **QUALIFIED EXPERTISE**

- **What source & level of training, experience & education do they have?**
- **Are they a CERTIFIED Home Inspector and what is required to be certified?**  
*There is no set certification in Colorado. The label is loosely used and has broad meaning. Be sure to ask for specifics about any claimed certification. ASHI Certified Inspector has been qualified with proctored 6 hour examination, random peer reviewed reports, must have 250 inspections min. level of experience and maintain 20 hrs of annual continuing education.*
- **Do they maintain continuing education?**
- **How many Home Inspections have they performed?**

## **THOROUGHNESS**

- **How much time do they typically spend on an inspection?**
- **What additional inspection techniques and tools do they use?**

## **OBJECTIVITY**

- **Are they impartial, free of any financial interests with anyone involved?**

## **REPORT COMMUNICATION, STYLE & QUALITY**

- **How are their reports presented, organized & written? How much detail?**
- **Do they include pictures, diagrams, etc.?**
- **How well does the inspector communicate with all involved parties?**

## **REPUTATION & OVERALL SERVICE**

- **Are clients encouraged to attend the inspection?**
- **What do their former clients say?**
- **Do they guarantee client satisfaction?**
- **How much is the fee and what is it based on? Is it competitive for the services and qualifications provided?**

## **VALUE**

- **How important is this service to the client's home buying/selling investment?**
- **How do their qualifications compare to the price? - Consumer should decide.**

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To Learn More About Our Services or Schedule an Inspection,  
Call... **Jon Rudolph** at

**Inspections By Referral**

**Ph: (970) 231-2078**

**[www.InspectionsByReferral.com](http://www.InspectionsByReferral.com)**

*(See other side)*

LOVELAND, CO • 80537

PHONE/TEXT: 970/231-2078

E-MAIL: [JKRCONSULTING@COMCAST.NET](mailto:JKRCONSULTING@COMCAST.NET) • WEB: [WWW.INSPECTIONSBYREFERRAL.COM](http://WWW.INSPECTIONSBYREFERRAL.COM)

## Home Inspector Qualification Comparison Worksheet

Criteria	Inspections By Referral	#2	#3
<b>1. Insurance</b>	<ul style="list-style-type: none"> <li>E&amp;O and General Liability Insurance</li> </ul>		
<b>2. Standard of Practice</b>	<ul style="list-style-type: none"> <li>Trained and adhere to American Society of Home Inspectors (ASHI®) Standard of Practice</li> </ul>		
<b>3. Qualified Expertise</b>	<ul style="list-style-type: none"> <li><b>BS in Civil Engineering</b></li> <li><b>ASHI® Certified Inspector, ACI #211581</b></li> <li>Certified Thermographer (Infrared Thermal Imaging) #33138</li> <li>Construction inspection experience</li> <li>Performed over <b>3,750</b> home &amp; building inspections</li> </ul>		
<b>4. Thoroughness</b>	<ul style="list-style-type: none"> <li>Time per inspection (3 to 4 hr avg.)</li> <li>Tools – Stucco/roof deep reading moisture metering, combustible gas, CO meters/detectors, infrared thermal imaging</li> <li>Thorough knowledge of building science</li> </ul>		
<b>5. Objectivity</b>	<ul style="list-style-type: none"> <li>Guaranteed No Conflict of Interests</li> <li>Adhere to ASHI Code of Ethics</li> </ul>		
<b>6. Report Style/ Quality</b>	<ul style="list-style-type: none"> <li>Concise narrative report with pictures</li> <li>3-ring binder (fax/copy ready) (optional)</li> <li>Separate Advisory Report of major findings</li> <li>Adobe Acrobat pdf report file via e-mail</li> </ul>		
<b>7. Reputation/ Service</b>	<ul style="list-style-type: none"> <li><b>Money Back Satisfaction Guaranteed</b></li> <li>See Web site for testimonials <a href="http://www.InspectionsByReferral.com">www.InspectionsByReferral.com</a></li> <li>On-site home orientation and Q&amp;A w/client</li> <li>Available for post inspection Q&amp;A</li> </ul>		
<b>8. Price</b>	<ul style="list-style-type: none"> <li>Typically home inspection is \$295 to \$370 (based on age &amp; size).</li> <li>Other services available, call for price.</li> </ul>		
<b>9. Value</b>	Low / Moderate / High / Exceptional	Low / Moderate / High / Exceptional	Low / Moderate / High / Exceptional