



## AB Home Inspections Asks ~ Was Your Last Home Inspector Blind?

### The Seven Things You Must Know To Avoid Hiring the WRONG Home Inspector

#### 1-Hire a Home Company with lots of experience:

Nobody works harder for you, the client, than a full time home inspection company with years of experience! The average Home Inspector has only 2 to 3 years of experience. At A B Home Inspection we have over 15 years of experience. It takes a full-time Home Inspector hundreds and hundreds of inspections to develop the eyes, ears and nose for hunting down problems.

**At AB Home Inspections, we have performed over 15,000 inspections in the Birmingham and surrounding areas. Part-time inspectors simply do not have the proper time in the field to develop that radar. Blind inspectors only conduct 50 to 100 inspections annually. Conducting as many inspections as we have requires extensive referrals by prior clients, lenders, real estate agents, and others-so there is a much greater chance the inspector is *not blind*.**

#### 2-Cheaper is not always better. The Home Inspection Company that offers the cheapest price will give you the cheapest inspection and is NOT the company you should hire:

The company that offers the cheapest price is generally showing you a couple of things;

- 1) They are new or part-time
- 2) They really do not know how to inspect and are trying to learn at your expense

Buying a home is normally the largest purchase of a person's life. You want a thorough Home Inspection and you will want an experienced Home Inspection Company on your side. Hiring a Home Inspection Company that has been performing home inspections for over 15 years and understands that they are working for you and no one else is critical. Making sure that you, the buyer, understands the condition of your new property is our first priority. You need to know what you are buying.

*Home inspectors that charge less, know less, does less and therefore inspect less. They typically do not carry the technology and tools that are necessary to complete a thorough inspection. Additionally, they usually do not carry the proper industry related insurances.*

*A B Home Inspections inputs all findings into an onsite computer at the very moment they are observing the condition. This eliminates errors and omissions. We always provide an onsite review of our findings with you and make sure that you understand all aspects of the property. The final report can be printed out onsite or emailed to you.*

#### 3-Education & Training:

Being a contractor is very different from being a Professional Home Inspector. Home inspectors are responsible for evaluating all of the systems and components of the home -- not just one aspect such as the brick or the framing. To be able to provide a competent evaluation of all of these elements takes formal education and training.

Comprehensive, continuing education and training is a must!

**AB Home Inspections' Inspectors are required to pass National Inspection Test, be certified by the State of Alabama, and have continuing education hours during the year to stay current with the ever changing industry.**

#### **4-Certifications:**

While certifications are certainly important, it's the combination of Experience, Education and Training that make the difference in the competency of your next home inspector company. Certifications let the world know that the inspector can pass a test, not that he can inspect a home properly. We all know people who are certified for one thing or another that we wouldn't hire under any circumstances.

**There is simply no substitute for experience and proper training and Owner and Founder, Jim Waddell, does not allow the inspector to perform inspections, on their own, until he is beyond satisfied with the inspector's level of training, knowledge and experience.**

#### **5-The Inspection Report:**

The top home inspectors in today's business don't produce handwritten reports. A professional inspector will provide at least a 30+ page narrative report, and not some little 10-15 pages that you can't read because he writes like your doctor.

You should want the report to be written in plain English, not some "Techno Jargon" - that only the home inspector can understand.

Inspector should NEVER make repairs or offer to make repairs at a later date. An inspector that makes repairs should always be avoided due to the conflict of interest inherent in that situation. All national home inspection associations forbid this lack of integrity and objectivity.

Ask for a sample of an inspection report so you'll know what you can expect for your time and money. After all, you are the client!

#### **6. How Long Has The Inspection Company Been In Business:**

Is the inspection company locally owned and operated or are they some far away faceless corporation where no one is monitoring the quality of their work? How long has the inspection company been in business? Does the home inspection company have dedicated employees performing home inspections? Does the company have a customer service department? Will you be able to call your inspector for follow-up questions and assistance after your home inspection?

**AB Home Inspections is locally owned and operated. Jim Waddell founded the company in 1999 and has brought on staff, over the years, to meet the demands of the growing company. Our staff is dedicated, friendly and responsive. We understand the demands of “The Real Estate Contract” and the time sensitivity involved. Our inspectors return every call! Even if it is in the evening. We are always available to answer any questions. Call Us Now at 205-835-5211 and see for yourself!**

### **7. Ask To See What Other Home Buyers Have Said About The Inspector:**

References are an important way for you to avoid a major mistake. Getting references from home inspectors is a good way of finding out what type of service you are really getting ready to get. If the inspector can't or won't provide client referrals, he might be blind in more ways than one!



**A B Home Inspections clients gladly provide their feedback and we are happy to share them with you. Take a look at what our clients are saying:**  
<http://www.abhomeinspections.com/reviews>

AB Home Inspection ~Your Premier Birmingham AL Home Inspection Company

(205) 835-5211