



# From The Home Inspector

## 12 Questions To Ask When Interviewing an Inspector

1. **Are you a MEMBER or CANDIDATE of NC-ASHI (North Carolina Chapter of the American Society of Home Inspectors)?** FYI: NC-ASHI members and candidates strive to maintain the highest degree of expertise and professionalism in the home inspection industry. Click here for more information on the [American Society of Home Inspectors " \(ASHI\)](#).
2. **Are you licensed as a Home Inspector or Associate Home Inspector in North Carolina?** FYI: [Click here](#) for more information on home inspector licensure in North Carolina
3. **Do you hold any other professional licenses in North Carolina?** FYI: Many home inspectors carry one or more professionals license such as: General Contractors, Heating Contractors, Plumbing Contractors, Electrical Contractors, Pest Control Applicators Architects and Professional Engineers.
4. **How much do you charge for a home inspection?** FYI: A poll of area inspectors indicated that the average fee for an typically maintained 15 year old home of 1800 square feet, would be approximately \$350.00-\$400.00
5. **What additional services do you provide?** FYI: Some inspection companies offer additional services such as: radon sampling, water testing, septic inspection, pest inspections, lead testing, etc. for an additional fee.
6. **Are there additional charges above the normal inspection fee?** FYI: Inspection fees will vary due to the size of a home, its age, out buildings, detached garages, work shops, efficiency apartments within the home, whether additional services are requested and, at times, distance if an inspector must travel out of his normal operating territory.
7. **Do you carry General Liability Insurance?** FYI: The state of North Carolina does not require home inspectors to carry insurance, however many do.
8. **Do you allow the client to accompany you on the inspection?** FYI: Most, if not all, inspectors encourage their clients to attend the inspection. This is a valuable opportunity for information exchange that will help you to better understand the contents of the inspection report.
9. **How much time does it take to do the inspection?** FYI: A typically maintained 1800 square foot home should take approximately three hours to inspect. The time can vary depending on the age, maintenance level of the home and the duration of discussions between the inspector and the client
10. **What type of report can I expect to receive?** FYI: All inspection reports in North Carolina must be in a written format Some reports are written during the inspection on multi-part forms that are given to the client at the end of the inspection. Other home inspectors gather data during the inspection and generate the report on a word processor in their offices, or in some cases, on site. Some inspectors may also include photos of some defects found in the home's systems, although photos are not a requirement.
11. **How soon will I receive my inspection report?** FYI: A checklist report is usually handed to the client at the time of the inspection. Inspectors providing a narrative report will usually FAX, E-mail or mail the client's inspection report the following day. Unless a specified date has been requested for the report in the home inspection contract, the home inspector must release the report within three business days of the inspection.
12. **Do you do home inspections full time or do you engage in other business activities?** FYI: In some areas offering home inspections is almost a seasonal business. Some inspectors take advantage of their other professional licenses to continue to provide income when needed. NC-ASHI's "Code of Ethics" prohibits NC-ASHI home inspectors from repairing components of homes they have inspected.