

10 Things to Know

About Home Inspections

Your Inspector should be licensed and certified

Licensing alone is not an indicator of a 'good' inspector. Inspectors should have passed the National Exam and be a member in good standing of a professional association that requires continuing education. Many inspectors have not passed the national exam and do not keep up with new building methods, materials, product and safety recommendations.

Minnesota does NOT regulate Home Inspectors

MN is a state that does NOT require home inspectors to possess licensing or credentials. This is a major RISK for you as the buyer.

Inspections are optional

Inspections prior to closing are the only way to learn about a home's potential problems before you buy.

Buyers are responsible

The buyer should hire the inspector. The home inspector works for you. Do your own research to find out what makes each Inspector qualified.

A contractor is NOT the same thing

A home inspector and contractor are NOT the same thing. Home Inspectors are specifically trained on how to identify problems with all components and systems in the home, even if they are slight enough to be easily missed by others.

Ask to see a sample report

It will give you a good idea of what kind of inspector you are hiring.

You should attend the Inspection

Just reading the inspection report isn't enough. If you don't see it, you'll likely not understand it. Meet with your inspector to discuss the findings of the inspection on site.

All Inspectors don't look for the same thing in the home

Hire an inspector who holds out a 'Standards of Practice'. This should detail what the home inspector is looking for, how they will perform the inspection and what they can be held accountable to.

Confidence in communication

Take the time to speak with several inspectors and have confidence in their communication skills and demeanor. Choose someone who has your best interest at heart and is passionate about what they do.

What have past clients said?

Read client testimonials from 3rd party sources such as Google. Talk to friends/family/co-workers about past experiences they've had with a home inspection. Spend some time researching inspectors, even if your real estate agent has provided you with three different names of inspectors.



Hiring the best doesn't COST, it PAYS!

Do you really want to go bargain hunting for the Inspector who will do the job for the least amount of money? -or- Is it important to hire the most qualified?

Of course one should always try to be budget conscious, but when hiring a Home Inspector, you should always search for the most qualified and most experienced person you can find.

What is a \$25 or \$50 difference in price compared to your potential exposure if, due to inexperience, your "low budget" inspector overlooks an expensive defect?



Your Complete Home Inspection

I'll inspect the structure, systems and components of the home, inside and out, from the foundation to the roof, using the latest tools and technology. I encourage you to attend your inspection so that I can describe my process, explain my findings, point out important maintenance items, and answer all of your questions.

As a state-licensed Certified Professional Inspector® trained by InterNACHI, I adhere to a comprehensive Standards of Practice. This means that I will inspect all of the following, when visible and accessible:

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|-----------------------------------|------------------------|-----------------------------|
| • Roof | • Attached Garage | <i>Interior, including:</i> |
| • Structural Components | • Driveway | • Built-In Appliances |
| • Attic, Ventilation & Insulation | • Foundation | • Ceilings, Floors & Walls |
| • Exterior Cladding | • Basement/ Crawlspace | • Windows/Glazing |
| • Porch & Deck | • Fireplace | • Doors |
| • Electrical System | • HVAC System | |
| • Plumbing System | | |



HOME INSPECTIONS, RADON TESTING, AIR QUALITY & MOLD TESTING

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