



FIND YOUR HOME INSPECTOR: A CUSTOMIZABLE HOMEBUYER WORKSHEET

Homebuyers often find their home inspector from a referral, like from their realtor, lender, or friends. While these references are a great place to start, it's always a great idea to shop around to find the one that makes you feel comfortable and supported.

This worksheet can help you navigate the vetting process with confidence. Use the chart to jot down the details of each inspector you research or interview for a convenient side-by-side comparison.

	Inspector #1	Inspector #2	Inspector #3
<u>Ohio License Number</u>			
License is Active, Not Suspended?	Yes No	Yes No	Yes No
Years of Experience			
Either <u>InterNACHI</u> or <u>ASHI Member</u> ?	Yes No	Yes No	Yes No
Inspection Turnaround Time			
Proof of Errors & Omissions Insurance	Yes No	Yes No	Yes No
How Are Online Reviews?			
Base Price Cost			
Extra Cost for Lead Inspection, if Any			
Extra Cost for Radon Inspection, if Any			
Extra Cost for Sewer Scope, if Any			
Extra Cost for Termite Check, if Any			
Extra Cost for Mold Inspection, if Any			
Total Cost			



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When interviewing home inspectors, here are some other questions that can help you vet candidates and secure an inspector that meets your needs.

What systems do you NOT inspect, if any?

How soon will I get the written report?

Do you use thermal imaging or drones for roofs?

What happens if I find a problem after closing that was missed in the inspection?

◀ Other notes from your conversation that you'd like to save for the future.

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FIND YOUR HOME INSPECTOR: A Deeper Look at Why These Questions Matter & What to Look for In the Answers

License/Certification Number

Ohio requires that all home inspectors are licensed. Enter the license number in Ohio [Department of Commerce](#) to verify their license is active.

InterNACHI or ASHI Member?

Membership in ASHI or InterNACHI is not required by law, but is a good indication the inspector voluntarily meets higher standards than the state minimum. Both organizations require continuing education, adherence to standards of practice, and a code of ethics. Since experience matters greatly in home inspectors, this is generally a great indication of the home inspector's level of experience and expertise.

Carriers Errors & Omissions Insurance

Errors & Omissions insurance, or professional liability insurance, provides coverage for a home inspectors mistakes, negligence, or inadequate work. The state of Ohio does not require licensed home inspectors to carry E&O insurance. However, if a home inspector has this insurance it may give you more peace of mind.

Years of Experience

Experience matters greatly when researching home inspectors because the more experience they have, the more in-depth knowledge they have on different home conditions and areas of concern.

Inspection Turnaround time

Once you make an offer on your home, then you find an inspector; however the clock starts ticking once you put down that offer. The average turn around time can be 3 - 5 days, unless you ask for a more indepth lead inspection, which legally you have 10 days to have that completed. The key is making sure the inspector is thorough regardless of the turnaround time.

Cost

A home inspection may cost you anywhere from \$400 - \$1000 depending on the home size and location, the inspector's experience and ratings, and any add-on to their service. Though pricy, a thorough home inspection will protect your investment and save you thousands of dollars in unexpected repairs. Plus you may also use the inspection findings to negotiate down the purchase price or get the seller to make repairs. Since an inspection is an up-front cost and not rolled into your mortgage, finding a home inspector who's price, experience, and services meets your needs is important.



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Radon

Radon is a colorless and odorless gas that occurs from a natural breakdown of uranium in the ground and can pass through cracks. Central Ohio remains an EPA-designated high radon area. Low levels of radon may not be hazardous, but higher level can cause many respiratory health issues. Radon inspection will check for levels of radon and test long-term indoor air quality.

Mold

Mold can form in basements, ceilings, and even walls. With Ohio's frequent weather changes, a mold inspection can help spot any damages to prevent future health issues and improve indoor air quality.

Allows you to attend the home inspection with them?

Although not mandatory, it is generally advisable to attend the home inspection so you can get familiar with the overall health of the home and possible issues to look out for in the future. A trustworthy inspector is going to welcome that you attend the inspection with them and ask questions. Read through this handy checklist from our partners at Home Commercial Inspectors to identify key areas you can look out for as you walk through the home inspection.

Sewer Scope

Although regular inspections may cover, a sewer scope provides a comprehensive analysis of the home's drainage system by inserting a camera through the pipes. This will uncover any issues with plumbing and help you get ahead of any damages or future repairs. This is especially important in older homes.

Termites

There are many bugs that love to feed off wood, and a termite infestation could threaten the foundation and durability of your home. A termite inspection can find these pests early, identify any damages they may have caused, and save you money down the line in home repairs.

Lead

Homes build before 1978 are at a higher risk of lead presence in the paint, soil, dust and even drinking water. Lead exposure is more common than expected, and poses serious health risks, especially to children. Federal law requires sellers to disclose known lead-based paint hazards and provide buyers with a 10-day opportunity to conduct lead inspections or risk assessments before completing the transaction. So if you choose to get one, you can rest assured that you will have the time to complete it without impacting your bid on a home.