

Checklist to use when interviewing potential inspectors: Copyright 2004-2011 Bruce A. King

B.A. King Home Inspections - Bruce King 803 417-2116 or 704 301-3207

1. Are you a member of the Independent Home Inspectors of North America that has inspectors who do not rely on real estate agents for income?

Note: Bruce King is the only inspector in this entire service area currently that is a member of IHINA. Bruce King is truly independent and works only for his client while providing highly accurate reports of the house and system conditions. See www.independentinspectors.org for a list of true independent inspectors. Bruce King is a member and listed both in NC and SC.

2. Do you use an infrared camera (thermal imager) to help locate hidden leaks and missing insulation?

Bruce King includes wall and ceiling scans at no extra charge.

3. Does your inspection agreement have an indemnification clause that requires the client to pay for 3rd party claims such as the seller claiming an item was broken during the inspection?

Bruce King does not require this of you, he is insured and professional.

4. Do you have Errors and Omissions Insurance?

If they answer: "I have insurance". This means no, they only have general liability coverage. Bruce King has E&O and GL insurance both.

5. Do you offer Pre-drywall inspections?

Bruce King does these and performs construction phase inspections.

An inspector who does not do these may not have the additional construction knowledge beyond the minimum's required for regular home inspections. Even on existing homes, the crawlspace and attic areas still have a lot of components visible that need a closer evaluation than what a typical home inspector is required to provide. I have a sample report on my website for these.

6. How many home inspector associations are you a member of?

Bruce King is a member in 4 associations, CMI, IHINA, NACHI, NCLHIA

Note: ASHI is another association that is popular but does not test the applicant until much later than NACHI does.

I discuss home inspection issues with inspectors from all over the country almost every day to ensure you hire an inspector who is up to date and aware of the many complicated aspects of this business.

7. Do you have a detailed sample report on your website that uses an easy to follow summary?

Bruce King does. It is the most detailed and easy to read report available. I've had formal training in technical report writing but I choose to keep the terminology and descriptions simple and easy to follow. The summary section needs to be understood by many people from varying backgrounds, including the contractors who will make the corrections and repairs.

8. Do you have employees, associates or contract inspector employees?

Are they also members of the associations you advertise on?

Bruce King does not ever send anyone else to do your inspection.

9. Are you licensed in both NC and SC?

Note: Inspectors in just SC do not have to perform any recurrent training and only had to pass an easy test after minimal training.

Bruce King is licensed in NC and SC. NC 2449, SC 1597

10. On new construction, do you report on workmanship and cosmetic issues?

Bruce King includes this important service since building codes do not require any level of quality workmanship. My clients end up with a much higher quality home when they hire me for new construction. Most inspectors do not provide a detailed new home inspection due to the extra time it takes.

11. Do you print out your report on site?

If they say yes, you could get a quick boiler plate general report.

Bruce King uses a voice recorder, takes digital pictures and produces a well typed, quality report in the office on the same day as the inspection. Everything in the report pertains to your house. I invest more hours into the inspection process than the minimal inspectors who work for the agents.

You can reach Bruce King at 803 417-2116 or 704 301-3207

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