

# ***Was Your Last Home Inspector Blind?***



*"Find those termites! Good doggie!"*

## **7 Things You Must Know To Avoid The Blind Inspector**

- 1. GET A HOME INSPECTOR WITH LOTS OF EXPERIENCE:**
- 2. ASK TO SEE A SAMPLE OF THE INSPECTION REPORT:**
- 3. EDUCATION & TRAINING:**
- 4. LICENSING & CERTIFICATIONS:**
- 5. HOW LONG HAS THE INSPECTION COMPANY BEEN IN BUSINESS?:**
- 6. ASK TO SEE WHAT PAST CLIENTS HAVE SAID ABOUT THE INSPECTOR:**
- 7. ASK YOUR REALTOR FOR A REFERRAL TO THEIR "A" LIST OF QUALITY HOME INSPECTORS:**

**Gibbs Surette Inspect**

Commercial & Residential Inspections Since 1977

[www.gsinspect.com](http://www.gsinspect.com)

## 1. Get a Home Inspector With Lots Of Experience:

It takes time for a good inspector to develop an extensive skill set and learn how to implement all of their senses...the eyes, ears and nose for hunting down problems. Part-time home inspectors simply don't have the time in the field to develop that radar. A quality referral by prior clients, lenders, real estate agents, and others is the #1 reason why our full time home inspectors conduct between 300 and 400 inspections annually. Blind inspectors conduct only 50 to 100 inspections annually.

*\*Since 1976 Gibbs Surette Inspect has been serving central Indiana. All of our inspectors communicate simply and directly without "jargon". They are experienced and have exceeded our minimum training requirements. We encourage all of our clients to attend the inspection and see for yourself!*

## 2. Ask to see a sample of the Inspection Report:

How do you communicate the findings of your inspector to your agent or the seller? One of our competitors is known for dictating while inspecting, and then handing the disc to the buyer with a three page checklist report upon receipt of payment???? After the inspection, your purchase agreement will require you to fill out an "Inspection Response" form based on "**Major Defects**" found during the inspection. This will be difficult with a report that is vague, defensively written, cryptic or highly technical. The blind home inspector will not have a comprehensive report with a summary. An effectively written report will provide a simple "Summary Page" with specific categories such as Major Concerns and Safety Hazards.

The blind home inspector has not embraced Technology. The Blind Home Inspector likely will not have a web site were you can easily view one of their sample reports. You should expect to receive a written report of the issues discovered during the course of the inspection with digital photographs in your email within one business day.

Professional full time home inspectors, inspect without bias. They don't seek to earn an extra income from repairs. Contractors working part time as Blind Home Inspectors will produce reports that contain repair costs or action plans for their sub-contractors to repair.

*\*Gibbs Surette Inspect will email your report covering about 200 items with color digital photos of each defect. Visit our web site to view a [Sample Report](#).*



**Gibbs Surette Inspect**

Commercial & Residential Inspections Since 1977

[www.gsinspect.com](http://www.gsinspect.com)

### 3. Education & Training:

Home Inspectors are like test pilots. We are interested in performance. Like you, we want all of the controls to work when tested. Engineering and technology in today's home is becoming more sophisticated all the time. Comprehensive continuing education and training is a must. Being a specialized contractor is very different from being a comprehensive Professional Home Inspector. We are responsible for evaluating the performance of all of the systems and components of the home, not just one aspect like the brick or the framing. To be able to provide this comprehensive evaluation requires formal education and training.

Upon completion of the inspector's formal education, did they complete a comprehensive training program which included 3 – 6 months of inspections with a senior inspector in the field? Or is your inspector learning on the job at the Buyers expense? If the inspector is a one-man operation, then who is checking the quality of the inspector's work?!

*\*All of Gibbs Surette Inspectors have exceeded the minimum standards of the State, our internal training requirements, and meet or exceed the current CE requirements. We also conduct random peer reviews & grade at least one of every inspector's reports monthly!*

### 4. Licensing & Certifications:

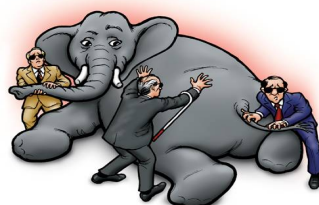
Did you drive behind someone today with a driver's license who maybe should not have been given a license? Since 2005 the State of Indiana requires professional licensing of all Home Inspectors. While licensing is certainly important, we believe it's the combination of Experience, Education and Training that make the difference in the competency of your next home inspector. Certifications and licenses are indicators that the inspector can pass a test, not proof 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.

*\*All of Gibbs Surette Inspectors are State Licensed AND have met ongoing certification requirements. For us, it is more than just a standard; it is a commitment to Pride & Professionalism.*

### 5. 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 and evaluating the quality of their work? Does the inspection company have dedicated employees serving as customer service representatives to schedule appointments & provide any needed follow up assistance?

*\*Gibbs Surette Inspect is Locally Owned and Operated since 1976. We have over 30,000 satisfied clients in Central Indiana! Our office staff works six days a week (M- F 8am – 6pm & Sat. 9am – 12pm)*



**Gibbs Surette Inspect**

Commercial & Residential Inspections Since 1977

[www.gsinspect.com](http://www.gsinspect.com)

## 6. Ask to see what past Clients have said about the Inspector:

Quality Professional Home Inspectors ask their client's to complete comment cards upon completion of the inspection. Professional Inspectors want to know what they are doing right, as well as what might need improvement. If the inspector can't or won't provide client referrals, he might be blind in more ways than one!

*\*Gibbs Surette Inspect clients gladly provide their feedback on our Inspectors. Check out the [Testimonials](#) on our web site!*

## 7. Ask your Realtor for a Referral to their "A" list of Quality Home Inspectors:

Unlike the lawyers typically found in a real estate transaction in NY or CA, here in Indiana we have friendly experienced Realtors who practice the work ethic "customers for life". Their sole interest is that you get a home that's right for you and your family!

It took us (IN-ASHI 118 members state wide) six years to enact licensing. Now there are nearly 800 licensed Home Inspectors registered in Indiana. Don't be confused by 800 similar choices. Before the State licensing requirement in 2005, ASHI was the only qualifier between "Bubba the Blind Home Inspector" and a thorough home inspection service with a written report in non-alarming language. Cream does rise to the top. Don't be led into unnecessary "drama" by the blind inspector.

*\*After the inspection you will be eligible for our [Friends & Family Referral Program](#) were you can earn gift cards from a list of [local retailers](#) when you refer family or friends to Gibbs Surette Inspect. You may also participate in our [Customers For Life](#) service after closing. A service designed to help you maintain and/or improve your home until the day you put it back on the market. This is what we mean when we say, "customer's for life!"*

*\*Use this question matrix to get one of the most thorough inspectors from the "A" list. Place your order [online](#) or call our office and schedule your inspection today **(317) 844 5334***

Do you have any other questions? Please [email us](#) and someone will get back with you during the next 2 business hours.



**Avoid The Blind Inspector!!!!**