

How to **select** an inspector....

Contrary to popular belief there are zero requirements in Michigan for performing pre purchase home inspections. Hence there is no such thing as a licensed home inspector in the state. I go through a lot of inspector websites and I'm amazed with the lack of posted credentials. Typically the first question asked by a perspective client is in reference to pricing. Sometimes the call fails to go beyond this question. The first question should be, "What are your qualifications?" Pricing may vary a bit, but the purchase of house is typically a person's largest investment and having a qualified inspector is obviously extremely important. Bottom line, as a client you are paying for the experience of the inspector.

These are the important items to review when selecting an inspector....

- **Education:** In my opinion a degree in a building related field such as engineering or architecture while not a mandate, it can be a very important beginning for an inspector. Trade experience (such as a licensed electrician, plumber) can substitute for the formal education route.
- **Direct Building Experience:** Extensive building experience should be a mandate for an inspector.
- **Direct Inspection Experience:** In my opinion, an inspector should apprentice for a minimum of a 1,000 inspections.
- **Professional Organization Participation:** This can be great source for reference and continuing education for an inspector. But it should not be a substitute for direct education, building experience and inspection experience. Organizations can be joined and certificates obtained without these items. Several excellent organizations include the American Society of Home Inspectors (ASHI) and International Association of Certified Home Inspectors (InterNachi).
- **Insured:** Recommend utilizing a company that possesses errors and omissions insurance.
- **Report Format:** Formats can vary greatly. The goal is to educate, hence the report format can be very important. Ask to see a sample report.
- **Chain Inspection Firms:** If contacting a 'chain' inspection company, verify the background of the specific inspector utilized and not just the firm's background.

How does Christopher Daggy from Property Engineers LLC stack up....

- **Education:** Possesses a B.S. in Civil Engineering from Lawrence Technological University and close to also obtaining an additional B.S. in Architecture.
- **Direct Building Experience:** Has completed over 200 million in construction projects with over 35 years of building experience. Projects in commercial, industrial, institutional, and residential. Positions held include project supervisor, project manager, estimator and engineer. Currently has a residential development building firm.
- **Direct Inspection Experience:** Has been performing building inspections for over 25 years. Have performed over 17,000 inspections. Also a licensed appraiser and have performed thousands of residential appraisal which also includes FHA appraisals. Also an FHA 203K Consultant (Performs building compliance, estimate and draws for renovation loans). Has also performed consulting for the insurance industry and for attorney's as an expert witness.
- **Professional Organization Participation:** Member of ASHI, InterNachi, National Association of Realtors (NAR) and Michigan Association of Realtors (MAR).
- **Report Format:** Report includes a summary section, then the full report and then back up information for items noted in the report. Typically about 100 photos are attached to the report. Feel free to review a few of our reports.
- **Insured:** Possesses errors and omissions insurance.