



Surelock Homes

WSDL 1139 / WSDA 74977

Inspection Co.

SELECTING A HOME INSPECTOR

Here are the seven most important questions to ask before you schedule a home inspection:

1. How long have you been licensed? It's OK to work with a rookie home inspector who has a background in construction or home repair. But be sure you hire someone who has, at the very least, undergone extensive training – or who will have the assistance of a more experienced inspector during the inspection. Is your inspector licensed as both a Home Inspector and a Structural Pest Inspector? (*A full inspection will require both licenses*).

Surelock Homes Inspection Company has been actively inspecting in Washington State since 1996, completing almost 10,000 inspections. Licensed BOTH as Structural Pest Inspector WSDA #74977 and Washington Home Inspector WDL #1139.

2. What's your background? The best home inspectors are typically those who have experience in the building industry. You want to work with an inspector who knows what's inside the walls of your home and understands the basics of local building codes and requirements. (Note: A home inspector *will not* be able to tell you if every single plumbing, electrical and/or structural aspect of your potential home is up to the latest codes. Background is especially important if you're planning to purchase an older home, as inspectors may need to look for problems in older homes that are uncommon in newer properties. So if you're buying an older home – or a fixer-upper – find an inspector with a background in inspecting similar homes.

Surelock Homes Inspection Company has been in the construction industry for almost 49 years.

3. Are you a member of a professional inspection organization? Reputable home inspectors will be members of one of these organizations: The National Association of Home Inspectors, the American Society of Home Inspectors or **the International Association of Certified Home Inspectors**. Each organization has certification and licensing procedures and requires members to follow procedural and ethical standards when conducting home inspections. Membership to one of these organizations doesn't guarantee a home inspector is an expert, but you should probably rule out any inspectors who aren't members of a respected professional organization.

Surelock Home Inspection Company is a current member of International Association of Certified Home Inspectors (InterNACHI). Angie's list (5-star service provider 2014; 2015; 2016; 2017) AAA rating with the BBB.

4. How long will the inspection take? On average, a home inspection should take two to three hours to perform. If you're dealing with a large home, a fixer-upper or an older home, the inspection should take even longer. Don't hire someone who promises to be in and out within an hour or two, as this is too short a time to thoroughly inspect a home.

A full inspection (STRUCTURAL PEST AND HOME) typically is completed within 2.5 hours based on the actual square footage and age of the home.



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5. What will you inspect? Keep in mind that it's not a home inspector's job to inspect things that can't be seen. The inspection won't reveal any wiring problems hidden behind drywall or any mold problems under the shower tiles. With that said, an inspector should evaluate every possible visible place in your home, including the roof, basement and attic. And the home inspector should be in physical shape to access these places, even if a ladder or flashlight is required. An inspector should also look at things such as the water heater, furnace and electrical box. Again, the inspector may be unable to tell you if your home's systems are up to local codes. But the professional should have enough knowledge to inform you if the systems are safe or in need of major repairs.

Surelock Homes Inspection Company does an objective examination of the many systems that make up the complete home. Such as: Structure, Foundation; Electrical System; Plumbing Systems, Attic; Roof; Crawl Space; Gutters Drainage Walls Floors, Ceilings; Porches Decks Property and Site, Pests.

6. Can I attend the inspection? A refusal to this simple request is a red flag. A home inspection is a fabulous opportunity to learn about your home and talk about any possible repairs that may be needed. A good inspector will take you along on the inspection, if you wish. A great inspector will talk you through everything they see.

Surelock Home Inspection Company encourage the client to participate in the inspection if possible. If the client is not able ALL inspection will receive a full detailed inspection reports with photos and comments. (A SAMPLE REPORT IS AVAILALABLE FOR ON THIS WEBSITE). Clients are encouraged to call Surelock Homes Inspection Company with ANY questions they may have.

7. What kind of inspection report do you offer? Most inspectors will provide a report within 24 hours. It's important to be sure the inspector's reporting style will meet the requirements of your lender as well as your own personal preferences. Ask to see samples of their previous home inspections if you aren't sure.

A sample report is available on this website. www.surelockinspects.com

A Surelock Homes Inspection reports average 50 pages. One large report three sections:

Section 1: THE GOOD THE BAD AND THE UGLY. The entire structure is listed. It is important for the client to know the condition for all items.

Section 2: A Washington Structural Pest report. This report documents a wood destroying insects and wood rot, as well as conducive conditions and may lead to the WDO (wood destroying organisms)

Section 3: The summary contains the findings from sections 1 and 2. The client is encouraged to read the ENTIRE report as some minor items do not warrant a summary status. Surelock home inspection Company desires ALL clients to "dream with their eyes WIDE open."