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Meet Your 2014 CAR Leadership Council Jolon Ruch Installed as President



The Colorado Association of REALTORS® (CAR) installed its 2013-2014 Leadership Council during the organization's 93rd annual State Convention held in Denver this October.

Jolon Ruch, a broker with the Main Street Group at Keller Williams Realty, was installed as CAR President.

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“ A client should know everything there is to know about that house by looking at the inspector’s findings.

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Home Inspection 101

What Clients Can Expect

By Dave Johnson

*Owner of A Buyer’s Choice
Home Inspections in Lone
Tree, CO*



What should a typical home inspection cover?

Everything — an inspection should cover all the systems of a home: the grounds, structure, heat, air condition, electrical, plumbing and even radon. A certified home inspector should make sure the buyer understands the home from top to bottom so they can confidently make a decision with the peace of mind that he or she comprehends what they are getting into.

Is there such a thing as an in-advance home inspection or are they all the same?

Pre-list home inspections cover everything during a typical home inspection — except that a home inspector will concentrate a little more heavily on maintenance when doing an advance or pre-list home inspection. That type of inspection will generally be followed by an inspection when the buyer is almost ready.

For example, let’s say the A/C was off level — a pre-list home inspection would note that and then the seller of the home could make that fix before listing. In a sense, a pre-list home inspection allows the seller to get full confidence in the list price.

What are the state requirements for property inspection?

Most REALTORS® will want an inspector to show some kind of certification — whether that is from the American Society of

Inspectors. These professional associations certify inspectors through training programs and additional resources.

There is no state requirement for certification here in Colorado. As home inspectors, we want to ensure that whatever legislation is passed in the future helps qualify inspectors and really move the real estate industry forward while allowing us to freely handle our inspections.

How do inspections for a residential property and commercial property differ?

They don’t differ too much in terms of what happens. However, there are different systems in commercial compared to residential properties. For example, a restaurant has an industrial kitchen and commercial properties have larger heaters and air conditioning units, which may make for a longer or more complicated inspection.

Are inspectors required to take professional development to maintain their license?

While it is not required the National Association of Home Inspectors offers training as well as some home inspector franchises. Another thing that isn’t a requirement — but is something that qualified home inspectors should have — is Errors and Omissions Insurance. To carry this type of insurance, one must have had some training to get it.

How long does a typical inspection take?

Most inspections take between two and three hours. It ultimately depends on the square footage of the property being inspected.

What does an inspection cost?

This also depends largely on square footage — a ballpark per inspection is anywhere from \$250 to \$500 (12 to 15 cents per

square foot typically).

If there is a crawlspace, inspectors might add onto the cost. Others (including myself) will simply charge a flat rate up front.

Do inspectors offer to provide maintenance or repair services?

According to ASHI standards, inspectors are not allowed to do work on a home within a year of inspecting it. Many inspectors keep an updated list of reputable specialists in their region who can help with repairs and services.

How do you know if you had a good inspection or repair service?

Documentation is essential.

The client who ordered the inspection should be able to take a final report/summary and know everything there is to know about that house by looking at the inspector's findings.

The summary of an inspector's findings should include anything that wasn't acceptable. That's the most important information to know — what needs to be repaired.

Another critical element to a post-inspection report is photos documenting findings. For example, an inspector should not only note the leaky faucet but also take an actual photo of the spot where the leak is happening.

What if the real estate professional or customer is not satisfied?

If someone is unsatisfied with an inspection, the best policy is to immediately offer a re-inspection or refund.

Are there any issues with a house that you are not obligated to report?

No. Sticking to the facts of what you find is the most important part of being a home inspector. And, of course, one must provide a comprehensive inspection to gather all the necessary facts.

Dave Johnson is the owner of A Buyer's Choice Home Inspections based in Parker, Colo., serving the Denver region and beyond. He provides residents and real estate agents a professionally certified home inspection and maintains a relationship long after a sale. To connect with him, email dave.johnson@abuyerschoice.com or call (720) 326-1877.

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