

## How to select an inspector....

Contrary to popular belief there are **zero** requirements in Michigan for performing pre purchase home inspections. There is no such thing as a licensed home inspector in Michigan. Selecting an inspector from a realtor provided list offers no guarantee that the inspector is qualified. 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 regard to pricing. 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.

### 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 direct 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 and have a minimum of 5 years of direct inspection experience.
- **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. There are many inspection organizations with the biggest being the American Society of Home Inspectors (ASHI) and International Association of Certified Home Inspectors (InterNachi). They both offer different membership levels. **ASHI Certified Inspector is the gold standard.** To obtain this status it requires extensive experience, independent review of hundreds of reports and passing of the National Home Inspector Exam. InterNachi does offer certificate, but they are relatively easy to obtain. **ASHI has a list of Certified Inspectors to choose from at <https://www.homeinspector.org/HomeInspectors/Find>.**
- **Insured:** Recommend utilizing a company that possesses errors and omissions insurance. Recommend obtaining documentation.
- **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 (6 years of advanced education).
- **Direct Building Experience:** Has completed over 200 million dollars 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 28 years. Have performed over 14,000 inspections. Licensed builder. Also a licensed appraiser and have performed thousands of residential appraisals which also includes FHA appraisals. Also an FHA 203K Consultant (Performs building compliance, estimate and draws for renovation loans). Also performed consulting as an expert witness for the building industry.
- **Continuing Education:** Typically 200 hours per year.
- **Professional Organization Participation:** Certified Member of ASHI and InterNachi. Successfully completed the National Test for Inspectors (Required in 28 states that do require licensing).
- **Report Format:** We utilize state of art Horizon Software. 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.
- **Insured:** Possesses errors and omissions insurance.

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