

## HOW MUCH SHOULD A HOME INSPECTION COST?

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"How Much Do You Charge?"

If you are price shopping, you may want to read this.

This is often the first question prospective home buyers ask me. I understand the sentiment of looking for a good deal or not paying too much for a home inspection. There are several factors that determine fees. The level of experience and talent of home inspectors varies. The size and age of homes varies. Some homes / condos can be inspected in 2 to 3 hours. Older, larger homes can take 4 or more hours. Square footage and number of installed systems needs to be taken into consideration. Some checklist type inspection reports might be completed while you wait, while mine takes 4 hours or more to write. Some websites state that home inspection fees run from \$175 to \$250, however, these "low" fees are usually based on an inspector doing 2 or 3 inspections per day. If my thorough onsite inspection takes 3-4 hours and the report takes an additional 4 or more hours, how "thorough" is the inspector who does 3 inspections & reports in one day?

**Money:** Let's put home inspection fees in perspective: If you're buying a \$250,000 house and the inspection fee is \$400, that's less than **.16%** of the cost of the house! Most real estate agencies charge 3% to 6% to sell a home that would be \$7,500 to \$15,000 for a \$250,000 house! The cost of a home inspection is a bargain.

Aside from the time invested, the value of the inspection and report can be measured by its usefulness. If the inspection turns up little wrong with the house, you've bought some relatively inexpensive peace of mind. If the inspection finds serious problems, your \$400 could end up saving you many thousands of dollars. Think about what the average inspector might miss...foundation problem, evidence of roof leaks, serious electrical problems leading to expensive repairs or damage to property or life. Are you still looking for the cheapest inspector? Look at my [sample report](#) and **please** compare it to others. You will find that most use a simple format checklist that gives very little information and you have to wade through disclaimers and general comments to find the heart of the issue. I developed my own reporting software that illustrates my findings in a clear and concise format. Clients have been very receptive to the report style.

If you are looking for a cheap or bargain inspector then I am not for you. I offer a thorough inspection and a superior report at a reasonable price. Some inspectors get into the business to get rich by doing several \$200 inspections per day. I would rather have clients happy with my report and professionalism than refer me to their friends and family. I believe it is my duty to help buyers make an informed decision.

Aaron Pfaff