



## How much *should* a home inspection cost?

### "How Much Do You Charge?"

This is unfortunately so often the first question prospective home buyers ask a home inspector (*Asking the inspector about their qualifications, experience, what's in it for YOU, what WON'T they be checking and how they get most of their business, should really be the first questions, as this is NOT a commodity*)...

### In home inspections, one size does not fit all:

The level of experience, talent and the level of care for the Client of home inspectors varies greatly. The size and age of homes also varies. Some townhomes /condos can be inspected in 2 to 3 hours. Older, larger homes can take 5-6 or more hours. Some inspection reports might take an hour or two to complete, while others might take 4 hours or more.

Inspectors quote inspection fees using different criteria or methods. Some charge a flat rate, others charge by the square foot of living area, some charge a percentage of the price of the home and others charge by the amount of time spent (*which is reflective of not only size but condition*).

Some inspectors charge extra for optional items and others will not inspect certain items such as attics, garages, crawl spaces, appliances, swimming pools or septic systems. ***When requesting quotes you should ask for a very specific list of what they won't be checking and comparing "apples to apples".***

### Money: Let's put home inspection fees in perspective:

If you're buying a \$400,000 house and the inspection fee is \$700, that's less than 0.2% of the cost of the house! Most real estate agencies charge 3% to 6% to sell a home; that would be \$12,000 to \$24,000 for a \$400,000 house! The cost of a home inspection is a bargain, even if you paid \$1,500 for the inspection, and many are less than half that – although you could pay over \$1,000!

### See a "Home Inspection" as an investment, not an expense:

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 \$700 could end up saving you tens of thousands of dollars. That's a great investment on your money in less than 24 hours!

**Duxbury & Associates** – Not "*just another*" Inspection firm...

**Over the years, we've saved Thousands of Clients MILLIONS of dollars!**