

DON'T MISTAKE RAPID INSPECTIONS FOR HOME INSPECTIONS

We understand hot real estate markets are difficult for homebuyers and agents. Every buyer wants a home inspection, but many feel pressured to skip the inspection or get a Rapid inspection, 5-point inspection, Quick inspection or Walk-through. We have heard different rationales for these – faster, less expensive, allows for a clean offer. The truth is these are not home inspections; they are dangerous and may cost your clients a lot over the long term. And they significantly increase your liability.

The myth of saving time

Some say rapid inspections save time because they take only an hour or so. And Walk-throughs take even less. However, we perform our home inspections and deliver a comprehensive written report the same day. How fast does it need to be?

The risk of saving money

Your client may save \$200 or \$300 on the home inspection fee, but it makes no sense to cut corners on the most valuable consulting service in a real estate sale. With average house prices approaching \$1,000,000, why would anyone risk tens of thousands of dollars to save \$200?

The risk of leaving things out

Doing part of the job only tells part of the story. It is misleading for inspectors to say we will just look at the big things since we don't know where the big problems will be.

Your client can have a full inspection and still make a clean offer. The goal is to make an informed offer.

The liability is far greater

Incomplete inspections increase the liability for the real estate agent and the inspector, not just the consumer. With no written report, the homebuyer is at risk, there is no protection for the agent from an unhappy client, and typically no Errors and Omissions coverage for the inspector or their client.

We all love saving money, but most of us would not buy a partially certified car or get a partial check-up from a doctor. A typical home inspection costs a few hundred dollars and provides a clear, detailed report the same day. It represents incredible value and should never be diminished. There is just too much risk for everyone involved.