

STUDY:

Follow-Up Inspectors: It's a Different House

Just The Facts

Even though I haven't needed their services, I do read a lot of reports from would-be "experts" for claimants. Usually, these people are not experts at all – which is why they weren't hired to give an "expert opinion" on established facts.

They are merely professionals re-inspecting the same property often several months after the original inspection, and not infrequently after the massive destruction caused by the original probing that allowed the defect to be "uncovered."

By in large, these "experts" haven't even read the original inspection report. They have no clue about weather conditions that may have contributed to the issue. They haven't ascertained the condition of the property at the time of the original inspection. They haven't mentioned the SOP that is implicated in the case.

These would-be experts aren't interested in actual facts, but rather looking like a king to the claimant and impugning the competence of the original home inspector. They write reports riddled with absurd credibility-destroying observations.

Example from the Field

What a would-be expert should always do is ask himself: How did this inspector ever miss this defect? What could have prevented the inspector from seeing it? Was it concealed? Were there signs of invasive probing? Was the area accessible at the time of the inspection?

These are all questions you have to assess when entering a house that has already been inspected. Put yourself in the initial inspector's shoes.

As a follow-up inspector, you have to recognize that you are inspecting an entirely different house. The vast majority of claims, in my experience, are for defects that were concealed at the time of the inspection BUT are now not concealed when inspector #2 comes walking in.

THE TAKEAWAY

Follow-up home inspectors always need to put themselves in the initial inspector's shoes, ask questions about glaring missed defects, and make sure to fill their inspection reports with disclaimers so they don't undermine themselves later.

Your Professional Advocate

What's the lesson to learn? As a follow-up inspector you should make sure your report is laden with disclaimers so you don't undermine your own credibility with reckless statements about the original inspector's ability, because chances are that, had you been the original inspector, you very well might have been prevented from seeing the issues too.

Visit my website, www.JoeFerry.com to learn more about my proven strategic response to unmeritorious claims and let me have your back and put an end to UNDERBUSSING.