



# HAWK INSPECTIONS



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## ASK THE INSPECTOR!

ADDRESSING REALTORS' QUESTIONS AND PROVIDING CRITICAL INFORMATION TO THE REAL ESTATE PROFESSIONAL COMMUNITY

### THE "WARRANTY" MYTH EXPLAINED

**When is a warranty NOT a warranty?**

When it is issued by a New Mexico inspection company.

**Why?**

New Mexico warranty companies are **NOT** regulated by the Department of Insurance. **THEY ARE NOT REQUIRED TO HAVE FINANCIAL RESERVES!**

Moreover, they specifically **exclude** coverage on any system or component found to be unreliable during an inspection. Repair cost have **high** deductibles and restrictive conditions.

When accompanied by an inspection report the **cost exceeds** what an ASHI® certified, trained and experienced Inspector charges locally.

**Are there any "good" warranties?**

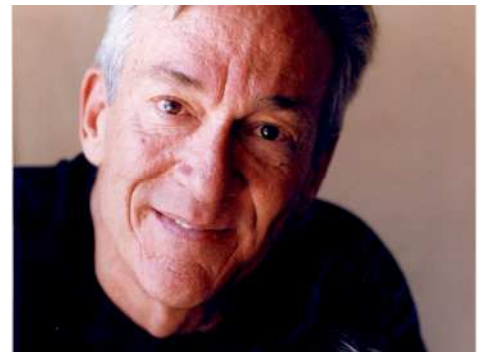
American Home Shield and other national companies offer expensive but reputable coverage.

**What has consumer experience been with the local "warranties" ?**

When NM ASHI® Chapter members examined complaints at the AG 's Consumer Protection Division we found that there were more than 300 complaints, **ALL** of which were about New Mexico "warranty" companies. There were **NO** complaints against ASHI® certified Members.

Even Realtors® in Albuquerque (the birthplace of such companies ) have largely stopped recommending such warranties.

**Conclusion:** There is no substitute for a property inspection by a Certified Member of ASHI® ( American Society of Home Inspectors ). Ask for the Inspector 's membership number and go to the ASHI® website [www.ashi.org](http://www.ashi.org).



Please email your questions and concerns to the address link above. *To opt out from receiving this newsletter simply reply to the email with **UNSUBSCRIBE** as a subject.*

Feel free to visit my website [www.jeffreyhockersmith.com](http://www.jeffreyhockersmith.com). for sample reports, my qualifications and other useful information. The numbers say it all—**27 years** and **8,000 inspections** in New Mexico.

Thank you very much!

Jeff, Lifetime ASHI® Member  
# 31418