



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?

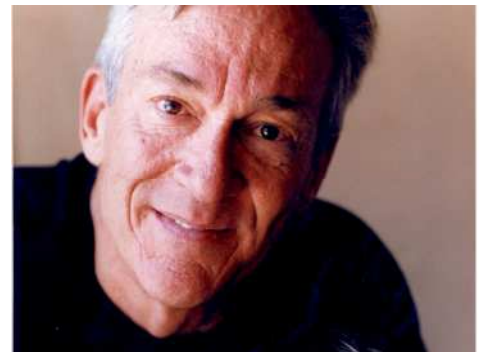
American Home Shield and other national companies offer expensive but reputable coverage.

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.



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 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
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