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## Buyers & Sellers Beware: Make Sure your Home Inspector is covered...

*DEAR BARRY: Our buyers hired a home inspector and he has made an expensive mess. While testing the dishwasher, he left room to inspect other parts of the house. We hadn't used the dishwasher in years and the door seals had become dry and cracked. By the time the inspector returned to the kitchen, the floor was flooded, and the hardwood flooring is now warped and must be replaced. Are we stuck with the cost of this repair, or is the home inspector liable? --Ralph*

DEAR RALPH: The home inspector has just learned an expensive lesson: Don't leave the room when testing an old dishwasher. Had he remained in the room while the fixture was running, the leaking would have been noticed when it started, and the unit could have been turned off before the flooding occurred.

A good practice for home inspectors is to start the dishwasher first when inspecting a kitchen. That way, the unit can be running while the inspector is evaluating the cooktop, oven, vent hood, sink plumbing, cabinets, countertops, and so on. By the time these other items have been inspected, there will have been time for dishwasher leakage to become apparent.

You should discuss the issue of liability with the inspector, and be sure to ask if he has insurance for this kind of accident.

*To write to Barry Stone, please visit him on the Web at [www.housedetective.com](http://www.housedetective.com).*

P.S. - You should follow



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