



THE IMPORTANCE OF A PROPERTY INSPECTION

WHY SHOULD I HAVE A PROPERTY INSPECTION?

No homeowner wants to be unpleasantly surprised to discover that their newly-purchased dream home has major problems. An objective property inspection is a “must” in the home buying process. This is especially true when non-owner occupied homes are being considered. In cases of a foreclosure, potential buyers don’t have the benefit of a seller’s disclosure. Even newly constructed buildings should be inspected to uncover any potential builder oversights.

WHAT SHOULD I KNOW ABOUT INSPECTIONS?

Home warranties or protection plans are not a substitution for an inspection. Buyers should beware of sellers who try to pass them off as such.

A qualified home inspector will educate the buyer about the condition of the dwelling—whether a single-family home, condo or townhouse. The inspector may expose defects that will allow the potential buyer to make a more informed and confident decision.

The money spent on an inspection really pays for peace-of-mind. Buyers who skip the inspection process to save money could later discover that the home needs repairs costing a great deal more than the inspection would have cost.

The cost of an inspection will vary, depending on the size of the property.

An inspection should include:



- roof
- attic and visible insulation
- plumbing
- electrical
- heating and cooling systems
- kitchen
- bathrooms
- walls
- ceilings
- floors
- windows
- doors
- basement and foundation
- all structural components

If the inspector finds a particular defect, or an infestation, he may suggest a secondary inspection by a specialist.

All buyers who plan to invest in an inspection need to make their offer contingent on the results of the inspection. A contingency provides an opportunity for price negotiations if defects are discovered.

What you don’t know can hurt you when it comes to your home, but with the help of a qualified home inspector, it doesn’t have to. Look into the National Association of Home Inspectors or the American Society of Home Inspectors for a professional in your area.



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