

About Home Inspections/Why a home inspection

A home inspection is highly recommended

A standard home inspection is a visual examination of the physical structure and major interior systems of a home. A home inspection is not an appraisal, a building code inspection, a guarantee of any kind or an insurance policy on the condition of the property.

During an inspection, the inspector will review the readily accessible exposed portions of the structure of the home, including the roof, the attic, walls, ceilings, floors, windows, doors, basement, and foundation as well as the heating/air conditioning systems, interior plumbing and electrical systems for potential problems.

Home inspections are not intended to point out every small problem or any invisible or latent defect in a home. Most minor or cosmetic flaws, for example, should be apparent to the buyer without the aid of a professional.

The home inspector is hired by the potential buyer immediately after an offer to purchase is signed and the contract is usually contingent upon the successful outcome of the inspection. The exact wording to address this contingency is contained in the contract of sale/purchase.

The buyer selects the home inspector and may use the yellow pages, references from friends and others in order to make a choice. The price for the home inspection, which is negotiated between the buyer and the home inspector is usually due and payable whether the transaction actually closes or not.

Schedule the inspection during daylight and be present for the inspection if you are the buyer. An inspection of a typical home can take two hours or more and may involve some “dirty work” if the inspector detects items that he/she may feel the need to point out to you, so dress accordingly. Ask question about how things actually work, how the water/gas shut off works and any other emergency procedures that may be applicable to the house.

Lastly, we recommend that you supplement this with a home warranty to cover the major systems of the house for at least one year from the closing.

Enjoy your new home in peace.

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