

The Importance of Home Inspection

A buyer needs to remember that the home inspection is the second major decision-making factor after the finances. This is where you have the right to back out of the deal, if the report indicates serious problems.

Here are some pointers for buyers to consider:

- Work with a licensed professional. This is the wisest choice. Be sure that your home inspection report is stamped with the home inspector's licensed P.E. seal.
- Obtain a detailed and written home inspection report and not a checklist. You need every possible explanation on what the inspector found in the home and a checklist will miss a lot of the information and engineering advice that home buyers need.
- You need to attend the home inspection. Normally, it takes about two hours. Remember that this will be your family's home and you have to make sure that everything is safe and ready to go before you move in. Also, this is a great opportunity to learn about the different systems inside the house and ask your questions.
- The standard inspection will include the home structure, plumbing, heating, air-conditioning, and electrical systems. The home inspection engineer should also look for aluminum electrical distribution wires, electrical systems that are not fit for modern use, lead and galvanized steel water supply pipes, old and uneconomical heating and air-conditioning systems, wood destroying insects and asbestos-containing materials. Septic systems or wells must also be evaluated.
- Be aware of some repairs that might be needed. Don't be afraid to ask about the estimated costs to fix such things. Also ask if there are any alternatives. Safety issues must not be ignored.

You may want to print this quick checklist out when you attend the home inspection. Ask your real estate agent if there is anything else that you need to know beforehand.

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