

HOME INSPECTIONS

I always strongly recommend to my clients that every offer to purchase a home include an addendum to the contract making the sale contingent upon a satisfactory home inspection by an inspector selected and paid for by the buyer.

Even with this contingency, every buyer must still realize that the inspectors are not perfect. You will generally find some surprises upon moving into your home. If these are major flaws that were missed by an inspector and you feel the seller had prior knowledge of this condition, there are avenues provided by the law and/or contract that can help bring about a resolution to the issues should the seller be unwilling to resolve the matter.

Why a Buyer Needs a Home Inspection

A home inspection gives the buyer more detailed information than an appraisal-information you need to make a wise decision. In a home inspection, a qualified inspector takes an in-depth, unbiased look at your potential new home to:

- Evaluate the physical condition: structure, construction, and mechanical systems
- Identify items that need to be repaired or replaced
- Estimate the remaining useful life of the major systems, equipment, structure, and finishes

What Goes Into a Home Inspection

A home inspection gives the buyer an impartial, physical evaluation of the overall condition of the home and items that need to be repaired or replaced. The inspection gives a detailed report on the condition of the structural components, exterior, roofing, plumbing, electrical, heating, insulation and ventilation, air conditioning and interiors.