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The Importance of a Home Inspection

What is a home inspection?

A home inspection is a thorough examination of a house from the foundation to the chimney. The inspector's report will cover the condition of the heating & cooling system (temperature permitting), plumbing, electrical systems, roof, attic and visible insulation; walls, ceilings, floors, windows and doors; the foundation, basement and structural components....need we say more..?



Do I need a home inspection?

Your new home is probably the largest investment you will ever make. You will want to learn as much as you can about before you buy it! The home inspection will identify any need for major repairs, structural damage, insect damage, builder oversights, and any recommended maintenance.

Should I have my home inspected before listing it?

A home inspection can give you the opportunity to make repairs that will put the house in better selling condition and close the door for any "renegotiating" after the inspection.

When do I call a home inspector?

Typically, a home inspector is contacted immediately after the contract or purchase agreement has been signed. Before you sign, be sure there is an inspection clause in the sales contract, making your final purchase obligation contingent on the findings of a professional home inspection.

Do I have to be there?

While it's not required that you be present for the inspection, it is highly recommended. You will be able to observe the inspector and ask questions as you learn about the condition of the home and how to maintain it.

What if the report reveals problems?

If the inspector identifies problems, it doesn't mean you should or shouldn't buy the house, only that you will know in advance what to expect. If major problems are found, a seller may agree to make repairs.

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