

Home Inspections: Why You Should Obtain One

As a prospective homebuyer, you may or may not be knowledgeable in identifying problem areas in your potential new home. Most of us are not. The process of buying a home is a very large investment, maybe the largest investment you'll ever make. For just a small investment now, you may save substantial money in the future. Can you afford not to have a professional home inspector survey the premises for the integrity of the internal and external components of the dwelling?

Here are a few areas that home inspectors look at:

Structural:

Many home inspection organizations have set standards on certain areas of the home that the home inspector checks to determine the integrity of the essential internal and external structural components. Home inspectors are not structural engineers, but can identify visual defects in these areas requiring immediate repairs.

Electrical:

Do the outlets all work? Does the house use fuses or is there a breaker box? Are there any visible signs of fraying on the wiring?

Plumbing:

Are there any leaks or annoying drips? Are all the mechanical systems and fixtures working properly?

Built-in appliances:

Are they functioning properly?

Safety Hazards:

Home inspectors are not environmental specialists, but they can identify many safety hazards or dangerous conditions.

Miscellaneous:

Other items may or may not be included in a standard home inspection. Some of these may be: appliances, spa, pool, septic systems, roofs, drainage problems, wood decks, patios or other exterior structures. Be sure to verify which, if any, of these items are included in your home inspection.

Normally Not Included:

Termite, geologic or land subsidence surveys, and environmental or pollution inspections which should be completed separately for your own protection.

Home inspectors provide a unique customer service identifying existing problems, should there be any, and promoting and facilitating communication with the home SELLER. There are many home inspection companies from which to choose. Attached is a list of a few in this area that you may wish to contact.

WE RECOMMEND YOU ALWAYS OBTAIN A GENERAL HOME INSPECTION AS WELL AS SURVEYS AND INSPECTIONS IN SPECIALIZED AREAS BEYOND THE SCOPE OF THE GENERAL HOME INSPECTION.

Please acknowledge our recommendation for you to obtain an independent home inspection.

BUYER _____ Date ___/___/_____

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