

# THE **INFORMED** Home Buyer/Seller™

Helpful Advice for Making the Right Move

April 2007

## What To Expect During a Home *Inspection*

A home inspection is a vital part of the buying process. It protects you from unknowingly purchasing a house that has serious deficiencies – and thereby turning what was initially a dream home into a nightmare.

So what actually happens during a home inspection? Here are a few snapshots of what to expect.

- There is no quick way to properly inspect a house. A thorough examination by a qualified home inspector will take at least two hours, and possibly longer.
- Don't just wait around. Accompany the home inspector during the examination.
- Expect the inspector to check the house inside and out, top to bottom. The inspection should include a trip to the roof, a visit to every room in the house, a crawl into the attic, a look inside electrical outlets, and more. (If all of these are not done, ask why.)
- An inspection is a lot like a doctor's examination. It should check every system of the house for potential problems: structural, electrical, heating and cooling, roofing, ventilation, grading (to ensure that water drains away from the house), and plumbing.
- Ask questions during the inspection. Learn all you can about the maintenance of the house, what needs to be repaired and other issues. If there are problems, find out if they are serious or relatively minor.
- When the inspection is complete, you should receive a comprehensive written report. If you don't understand something, don't hesitate to ask.

There are several options for dealing with deficiencies, including asking the seller to make required repairs or asking to renegotiate the price based on the cost of repairs.

## Selling Your Home? Consider a Pre-Sale *Inspection*

A home inspection isn't just useful when buying a home. It can be invaluable when selling one, too.

How?

A home inspection can detect previously unknown problems that you may wish to address before putting your house on the market.

For example, let's say an inspection reveals that there is a small crack in the foundation. Getting this fixed in advance could help prevent the "buyer turnoff" or price reduction that could result if the buyer's inspector were to discover the problem first.

*Think, Act... Live!*

*"My second favorite household chore is ironing. My first being hitting my head on the top bunk bed until I faint."*

*Erma Bombeck, humor humorist*

*"It's when you're safe at home that you wish you were having an adventure. When you're having an adventure you wish you were safe at home."*

*Thorton Wilder, author*