

# HOME INSPECTION FACTS



## **What is a Home Inspection?**

An unbiased third party, professional opinion of the facts. This is based upon a complete visual examination of the homes systems and physical structural elements at the time of the inspection. We report on this information so you can make an informed decision.

## **Why do I need a Home Inspection?**

A home is the largest purchase most people will ever make. It only makes sense to find out as much as you can about the house you are interested in before you buy. That way you can avoid costly surprise repairs and problems with your new home. Our report will also advise you of what maintenance is required to keep your home in top condition. A professional inspection will give you a clear picture of the many systems and structural elements that make up the property. If you are selling your home, a listing inspection will point out any potential problems that might be uncovered later by the buyer's inspector. Finding them early will allow you to address them before listing your home, making for a faster and smoother sale.

## **What does a Home Inspection include?**

Our standard inspection report covers all of the major systems of the house. This includes the condition of the structural, electrical, mechanical, and plumbing systems. As well as all associated components and appliances present.

## **Do I need to be there during the Inspection?**

No, you aren't required to be there for the inspection. But we highly recommend that you be present. It's a valuable learning experience for most people and will help you get the most benefit from the inspection. By following the inspector you can ask questions directly and the inspector can explain maintenance tips for specific areas. We feel you'll be able to best understand the finished report and get the most benefit from it by having been there during the inspection.

## **How long will the Inspection take?**

2 ½ - 3 hours of actual inspection time is pretty typical. Final editing of the report and photo documentation varies. The time will vary depending on both the size and condition of the home.

## **Does a newly constructed home need an Inspection?**

Absolutely. A professional inspection of a new home is important. We can spot potential problems early, while they are still easy to correct. It's especially valuable to arrange an inspection before the interior walls are finished. As building professionals, we may find problem areas where the builder has taken shortcuts or not done good work.

## **Why can't I do the Inspection myself?**

Chances are that even if you are very familiar with home construction, you still don't have the knowledge, training and experience of a Professional Certified Home Inspector. We've inspected thousands of homes. We are familiar with all the systems of a home, how they work, and need to be maintained. Beyond the technical expertise and experience a professional inspector brings, it is important to remember that the inspector remains an impartial third party. The professional inspector will provide a thoroughly objective, unbiased reporting of the facts.

## **What if the Inspection uncovers problems?**

Our report will tell you the condition of the house, including needed repairs. No house is going to be perfect. It is up to you to decide how any problems the inspection uncovers might affect your decision to purchase. If major problems are discovered, you may want to try negotiating with the seller to have them repaired before closing the deal. Or perhaps the seller will lower the price, or offer more favorable contract terms. In the end, the decision rests with you, but knowing about potential problems, before you buy, gives you the power to negotiate and make the best decisions.

## **Will you fix the problems you find during the Inspection?**

No! The code of ethics of interNACHI prohibits its members from doing repair work on properties they inspect. This assures that there will never be any conflict of interest by the inspector. Our purpose is to provide a factual, unbiased, objective third party report on the condition of the home.

