

# Buying a Home: Do You Need a Home Inspection?

It can be tempting for buyers to skip the inspection, but before you do, ensure you have all the facts to make an informed choice!

## What is a Home Inspection?

This simple visual assessment of the home is conducted by a qualified, trained home inspector. Their non-biased feedback helps to identify current and potential issues that you and your agent can negotiate with the seller to be repaired or to have discounted from the price.

## Two Documents of an Inspection

### Pre-inspection Agreement

Includes the terms of the inspection, sets expectations.

### Inspection Report

Describes the issues and impacts of the findings.

### The information in the final report helps you determine:

- If the home is priced fairly.
- Short- and long-term maintenance and repairs.
- The need for additional inspections like chimney, termites, septic, etc.

## A Home Inspector Looks At:

- Roofing**  
Loose or broken shingles, exposed nail heads, dry rotted rubber around the chimney or vents.
- Electric**  
GFI receptacles, circuit breakers, faulty or outdated wiring (most common in older homes).
- Plumbing**  
Leaky sinks, water pressure, septic system health and other potential issues
- HVAC/ Cooling**  
Systems that aren't running efficiently due to incorrect installation, or old age.
- Structure**  
The foundation, crawlspace, slab or basement framing, roof and walls.
- Water Damage**  
Wet spots on the ceiling, stained walls, spots on furniture, appliance hookups, etc.

**Sellers are human too!** It's unlikely a seller is knowingly selling you a damaged property — remember that they are emotionally invested in the house. The home they love could still end up being costly for you.

## A Home Is an Investment

If an inspection seems overwhelming, keep in mind that you are already investing hundreds of thousands of dollars in a home you'll be in for years. With nearly one in five buyers<sup>1</sup> regretting parts of their home purchase due to unexpected maintenance costs, putting up the cost for an inspection could make sense.

SOURCE: 1. Bankrate.com, February 2019

**Need a trusted home inspector? Call me for a great referral to a pro in my network!**

