



*The human side of real estate.*

# The importance of a home inspection



*A home inspection is an objective visual examination of the physical structure and systems of a home, from the roof to the foundation. If problems or symptoms are found, the inspector may recommend further evaluation.*

## Why have a home inspection?

The purchase of a home is probably one of the largest single investments you will make. It is important to know about any major repairs before you buy so that you can minimize unpleasant surprises and difficulties.

## What will my home inspection include?

The standard home inspector's report will review the present condition of the home's heating and cooling system, interior plumbing and electrical systems, the roof, attic and visible insulation, walls, ceilings, floors, windows, doors, the foundation, basement and visible structure. Most inspectors will provide you with an on-the-spot written report detailing their observations.

## Scheduling a home inspection:

The home inspector is usually contacted as soon as the Offer To Purchase has been accepted. Most contracts allow for 10-15 days from acceptance for the inspection contingency.

## How long will an inspection take?

A home inspection on an average size home will typically take from 2-3 hours. Large homes and any testing will add some time. Your inspector will recap the inspection with you and point out any areas of concern. Be sure to ask your home inspector, in advance, what type of report will be issued and when it will be provided to be sure you will be able to meet any contractual deadlines.

## What will a home inspection cost?

Most are around the \$300-\$500 range. If additional testing (such as testing for radon or lead based paint) is requested in your offer to purchase, there will be an additional cost.