

Home Inspection

Why you should do one when buying a home



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We all know that finding your dream home can be so exciting that you may be tempted to skip the home inspection! Trust me when I say, don't skip this step in the process!!

The home inspection is not necessarily as painful as you think, and it will make you aware of the potential issues of the home.

I want you to be able to make an informed decision. You really need to know what you are buying and having a home inspection is part of the process.

Whether it's just for your information or to give you the opportunity to have the seller fix some defects. It is not mandatory and it's not a building code test.

It's important to know what costs you will be incurring so that you can protect yourself from expensive repairs and prioritize routine maintenance or deferred maintenance problems.

Some inspection companies offer re-inspections at no additional charge to make sure that repairs have been completed properly by the seller. When finding the right home inspector for you, it's good to ask if they offer a free re-inspection.

There are many reasons you might want a re-inspection. Sometimes people have requested items to be fixed by the seller, and the home inspector can check to make sure those items have been completed. Sometimes with new construction they need to return to see if things have been completed as requested.

What happens if the repairs are not completed as requested in the inspection objection?

The inspector can write a report that goes to the buyer and to the realtor and then the realtor needs to discuss that with the selling party.

It's your chance to have the items on the inspection objection repaired correctly, not just on paper, but with eyes to actually see that it was done properly.

You can tell if the door has been repaired, because you can see it. It can be difficult to tell if the plumbing leak has been fixed or if the roof shingle has been repaired or replaced.

When you buy a home there is so much to think about and it can really be stressful. Getting your dream home where you will feel comfortable and at home is very important, but you want to make sure that you won't have surprises after closing.

An inspection is simply part of the purchasing process. Don't skip it. I would say that an inspection is part of your buying cost so don't skip it.

Contact the real estate agent who goes above
and beyond - Martine Bonhoure

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