

WHAT TO EXPECT WHEN YOU INSPECT

The primary purpose of the inspection is to educate the Buyer, to enable him or her to make an informed purchasing decision. A good home inspector knows how the home's many systems and components work together and usually encourages the Buyer to attend the home inspection as part of the process.

Attending the inspection provides an important opportunity for the Buyer to learn how their prospective new home works, and about the possible repair costs and maintenance routines. This is valuable information, which could increase the life span, and perhaps the future selling price of the home.

Inspectors report on the general condition of the home's electrical, heating and air systems, interior plumbing, roof, visible insulation, walls, ceilings, floors, windows, doors, foundation and visible structure. The inspections are not designed to criticize every minor problem or defect in the home. No home is perfect. It is intended to report on major damage or serious problems that require repair for the well being of the home, and that might require significant expense.

The time necessary to properly inspect a home, as well as the fee charged by an inspector varies according to market location, the size and age of the home, and the individual inspection company. However, you can expect that it will take an average of 2-4 hours to competently inspect a typical single-family, three bedroom home at an approximate cost of \$350-\$400.

Also, many Inspectors provide a guarantee. As your Real Estate Agents we are able to provide information and make recommendations, on Inspectors that have provided superior service to our clients in the past. Please let us know if this is a recommendation you could use.

