



# Why you should do a home inspection

## What is a home inspection?

A home inspection is an objective visual examination of the physical structure and systems of a home, from roof to foundation. A home inspection is the equivalent of a physical examination from your doctor. When problems or symptoms of problems are found, the inspector may recommend further evaluation or remedies. A home inspection summarizes the condition of a property, points out the need for major repairs and identifies areas that may need attention in the near future. Buyers and sellers depend on an accurate home inspection to maximize their knowledge of the property in order to make intelligent decisions before executing an agreement for sale or purchase. A home inspection points out the positive aspects of a home, as well as the maintenance that will be necessary to keep it in good shape. After an inspection, both parties have a much clearer understanding of the value and needs of the property.

There are many good reasons to do a pre-purchase home inspection. Here are just a few:

### **Reason #1: It makes good business sense**

- ▶ Consider the fact that the average price of a home is in excess of \$400,000.
- ▶ Consider that a new roof can cost anywhere from \$6000 - \$35,000
- ▶ Consider the fact that a new furnace can cost from \$3000 - \$10,000

### **Reason #2: You will have greater peace of mind**

- ▶ Buildings old and new need repairs and even on newer buildings it is not uncommon to have repairs estimates into the thousands of dollars

### **Reason #3: You will be better informed**

- ▶ Being armed with the right information will help you make a good decision and feel great about it. Not doubt about it, buying real estate is not a stress-free event but a home inspection will relieve some of the strain

### **Reason #4: Some inspections provide free short term warranties**

- ▶ Ask your Realtor about short term home inspection warranties. These warranties are sometimes provided by Home Inspectors provide valuable protection of your investment

### **Reason #5: Some inspections provide after inspection services to help you maintain your home**

- ▶ Ask your Realtor about free services to help you maintain your home. These services often provide home maintenance tips, renovation planning tools, home guides, and other resources to help make your home more comfortable and valuable