



Home Inspections, Inc.
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What is a home inspector and why do I need my home inspected?

Buying a home is one of the largest investments a person will make in their lifetime. The process of deciding on size, price, and location can make what should be an enjoyable time confusing and frustrating. In addition, a potential homeowner wants to know the condition of the home they are considering.

Fortunately, a professionally licensed home inspector can help bring clarity to any situation, allowing the buyer to make an informed decision. A home inspector works for the person or persons who hired them. A good home inspector does not have any allegiances to realtors, title companies, or other components that may influence the sale of a home. Furthermore a home inspector does not work for the county, state, or any other government entity.

A quality home inspection is a thorough, visual observation of the building components and installed systems that work together to make a home. A few of the components inspected include the: **roof, exterior grading, foundation, structure, plumbing, heating/cooling systems, electrical system, fireplaces, and much more.**

A typical inspection takes 2-2 1/2 hours and can be performed with or without the client present. In today's busy world, many clients decide to show up near the end of the inspection to get the inside scoop, pick up the inspection report, and ask questions they may have.

Most homes have some issues that should be taken care of. You should not expect your potential home to be defect free. However, many defects are minor and/or relatively inexpensive to fix. My inspections focus on the following 5 topics:

- Structural issues
- Health and safety issues
- Item/systems that are broken
- Water penetration
- Insect damage

Cosmetic issues, such as holes in the walls, small cracks, etc. are of little importance to the inspection unless they are the symptom(s) of larger issues.

Look for more information on this and other topics important to homeowners and buyers in future columns. Thank you for your time. For more information, please call 463-6558. I look forward to serving you in any way I can.