

SPECIAL CONSULTING REPORT

“THE 5 Questions You Must Ask Before You Hire A Home Inspector?”

If you're in the market to buy a home there are 5 crucial questions you must ask first!

Question #1: Why do I need a home inspection?

The purchase of a home is one of the largest single investments you'll make. You should know exactly what to expect – both indoors and out – in terms of needed and future repairs and maintenance. A fresh coat of paint could be hiding serious structural problems. Stains on the ceiling may indicate a chronic roof leakage problem or may be simply the result of a single incident. The inspector interprets these and other clues, then presents a professional opinion as to the condition of the property so you can avoid unpleasant surprises afterward.

Listen to what the area's #1 Buyer's Agent is recommending to all his clients prior to closing.

“Buyers should sully understand that once they have closed on the purchase of their next home, they basically own it in an “as is” condition. There may be defects in the home that would only be uncovered through a professional inspection. They will own those defects! A superior Buyer's Agent will make sure that the buyer's offer is contingent on the satisfactory outcome of a professional inspection loyal to the BUYER'S interest.

RE/MAX Executives

Ordering an inspection report on any residence you're interested in buying is, of course, essential. The estimates are that two out of five houses offered for sale have at least one serious defect – one costing at least \$500 to repair or replace.

Of course, an inspection will also point out the positive aspects of the building, as well as the type of maintenance needed to keep it in good shape. After the inspection, you will have a much clearer understanding of the property you are about to purchase, and be able to make a decision confidently.

Question#2: What exactly is included in the home inspection?

A complete inspection includes a visual examination of the building from top to bottom. The Inspector evaluates and reports the condition of the structure, roof, foundation, drainage, heating system, central air- conditioning system, visual interior plumbing, and electrical systems, visual insulation, walls, windows, and doors. Only those items that are visible and accessible by normal means are included in the report.

The inspector will test all the appliances that are staying with the home. This will include bathe heaters/fans, dishwasher, food waste disposal, door bell, garage door openers, microwave ovens, ovens, ranges, range vent fans, ceiling fans, trash compactors, vacuum systems, water heaters and whirlpool equipment. Any damaged or non-functioning components of these appliances will be noted as items needing repair. Items that relate to Safety, in this category, may include the auto reversing function on the garage door openers, location of gas water heaters on the floor of the garage, and testing the temperature relief valve to the water heaters.

The buyer is provided with a written report and, when warranted, a recommendation for repairs or further evaluation by a specialist such as a tradesman or structural engineer.

Question#3: What if the report reveals problems?

If the inspector finds problems in a building, it does not necessarily mean you shouldn't buy it, only that you will know in advance what type of repairs to anticipate. A seller may be willing to make repairs because of significant problems discovered by the Inspector. Or, more commonly, the seller will reduce the cost of the house based on the cost of repairs.

In some areas, inspections are conducted before any papers are signed. Seller and buyer can haggle over the cost of any repairs before a binding document is brought out.

In other areas, inspections are conducted after papers are signed – but the contracts themselves make provision for the inspections. A typical contract will state:

“Sale is contingent upon inspection” are contracts where an inspection report indication that no repair or replacement above \$500, typically is called for. If such is not the case, the owner has the right to

- (1) repair or replace the defect;
- (2) negotiate the problem with the buyer; or
- (3) withdraw the offer. The buyer can withdraw unless the owner choose either (1) or (2).

“ In short, unless the owner and buyer come to terms about expensive repairs, all bets are off.”

The most serious problems are:

- **Structural Defects.** Re-supporting a wall, for example can cost \$3,000 to \$4,000.
- **Roofing.** Asphalt shingling can cost \$1,800 to \$2,500; wood shingling, \$4,000 to \$6,000.
- **Heating and Cooling.** A new warm-air furnace can cost \$1,500 to \$2,000, a water boiler \$2,000 to \$2,500, and an air-conditioning compressor, \$750 to \$1,000.
- **Plumbing.** Re-plumbing an entire house can cost thousands; a new shower pan (the basin beneath the tile) \$900 to \$1,000.
- **Electricity.** Upgrading a panel can cost \$600 to \$1,000; rewiring a house can cost thousands.
- **Residing.** The range is \$8,000 to \$20,000, depending on the house's size and the other material

ONE FAMILY'S STORY

Jane and Mike finally found what seemed the perfect home – until they read the inspection report. The house's foundation was beginning to buckle, and buttressing was likely to cost over \$8,000. Also, the discoloration on the living room ceiling revealed a moisture problem. The bathroom above has not been adequately ventilated. Disappointed, they took advantage of a clause in their sales contract allowing them to bow out if the inspection report uncovered serious defects.

“We figured that if we are going to spend that much for repairs, we'd rather pay more up front for another house and not have all that work,” Jane says.

Mike and Jane soon found another house they liked. Again, they hired a home inspector. The inspector's report indicated the place needed a new roof – no minor item. The, coincidentally, the seller reduced the price by \$6,000.

If the inspection does not uncover problems with the house, you can complete your purchase with peace of mind about the condition of the property and its equipment and systems. You may have learned a few things about your property from the inspection report, and will want go keep that information for future reference. Above all, you can rest assured that you are making a well informed purchase decision and that you will be able to enjoy your new home that you want.

Question #4: Should I attend the inspection?

It is not necessary for you to be present for the inspection, but it is a good idea. By following the inspector through the inspection, observing and asking questions, you will learn about the new building and get some tips on general maintenance – information that will be of great help to you long after you've moved into your new home.

Question #5: What should I look for in a Home Inspector?

While some things are more important than other, most experts agree on the following points to use when selection a professional home inspector:

1. Obtain several references from different sources such as real estate agents, friends and relatives. Take the time to call and verify the reference, asking if they felt the inspector did a thorough and professional job.
2. Contact you local Better Business Bureau to see if there are any complaints on file.
3. Ask the inspector for a sample of past inspection reports. A professional inspector should provide a report that offers a comprehensive review of the home's condition as well as recommendations and upgrade suggestions rather than a simple checklist items.
4. A professional inspector will usually want you to be present during the inspection to familiarize you with the home's systems and point out specific conditions outlined in the report.
5. Don't let price be the determining factor in selecting a home inspector. Remember, you usually pay for what you get. A professional inspection can range from \$225 to more than \$300 and take up to three hours.
6. In particular, be skeptical of home inspectors who offer to repair items outlined in their report. This is an obvious conflict of interest and they many not offer an objective opinion.
7. If you find your property requires an inspection from a specialist such as a structural engineer, be sure to ask for proof of license, certification and experience.

“It's best to select home inspectors who will stand behind their work and are covered by proper liability and professional insurance!! Errors and omissions insurance protects the home inspector and you against disputes arising from any oversights made by the inspector.”

A home inspector and the services provided by the inspector – can give you Peace of Mind.

If you want this, give us a call at (773) 447-5598 and we will help you get your future investment “reviewed” for your immediate Peace of Mind!