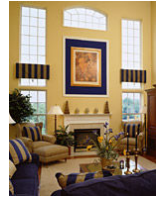


Home Inspection



After the excitement of finding a home, negotiating a purchase, successfully closing, moving in and getting settled, nothing could be worse than finding out there are major defects with your new home.

For this reason, I always recommend that my clients include in their Offer to Purchase a contingency for a home inspection. If there are any unsatisfactory conditions identified by the home inspector, they will have an opportunity to withdraw from the purchase or require the seller to make repairs or replacements.

Some of the items that will be covered during a home inspection include:

- Structural elements including the roof, basement, foundation, framing, etc.
- Plumbing systems
- Electrical systems
- Heating and air conditioning systems
- Appliances

You may wish to order additional inspections including well, sewage disposal, termites, chimney, lead-based paint, radon, asbestos, and other environmental factors. Some home inspectors are qualified to conduct these inspections and others will refer you to a different inspector. There will be separate charges for any of these optional inspections.

In order to maximize your confidence in the home inspection results, you should carefully select the home inspectors based upon recommendations of someone who has worked with them previously. I encourage my clients to choose a home inspector that is a member of the American Society of Home Inspectors, and one that stands behind their inspection. I also prefer a home inspector that provides a glossary of terms and an objective detailed written inspection report, rather than a strictly narrative report.

A home inspection will not supersede your pre-settlement inspection, which typically will be conducted 3-5 days prior to settlement. Actually, that will be a good opportunity for you to verify that the seller has corrected any defects identified in the home inspection and to determine that no new issues have arisen since the home inspection.

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