



HOME INSPECTION

Protect Yourself With A Home Inspection

Your dream house that sits on the corner lot may look great, but it could be hiding all sorts of expensive, annoying problems, from a leaky roof to faulty wiring to a mouldy basement.

Make sure your home is solid and secure inside and out before you buy it. A home inspector will determine structural and mechanical soundness, identify problem areas, provide cost estimates for any work required, and generate a report. It's a great way to avoid headaches and costly problems that can turn a dream home into a money pit.

When you arrange for a home inspection prior to purchasing your home, you are protecting both yourself and your investment, as well as buying a little peace-of-mind. The main purpose of a home inspection is to determine if the home has any existing major defects (usually defined as repairs costing \$1000 to \$1500 and up), or any major repairs coming up in the near future.

Why Have a Home Inspected?

There are several good reasons to have a professional Inspection done on the home you are considering buying. The first and most important reason is knowing what you are buying. This will eliminate future surprises and unplanned expenses. A quality Home Inspection allows you to make an informed decision about your purchase.

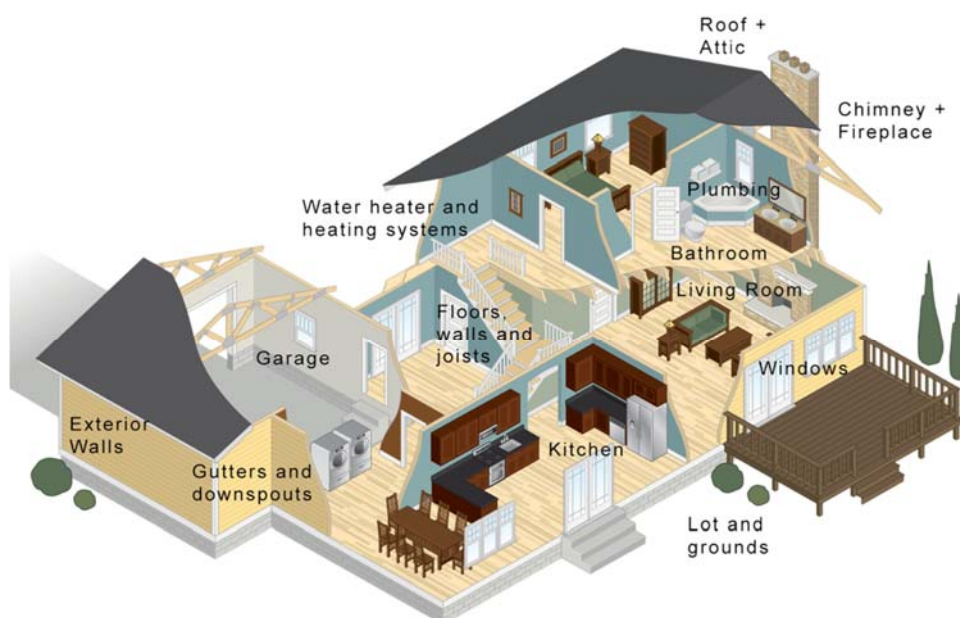
If significant repairs are discovered during an Inspection, I will discuss and recommend options. It is quite possible you will save money in the future by completing maintenance repairs suggested by your Inspector, that would lead to larger repairs if left unattended.

The standard Home Inspection takes approximately three hours. A quality inspection is very thorough, checking the home from the basement to the attic and everything in between. Professional Home Inspectors are highly skilled individuals with knowledge of building codes and all systems and components of the home. It is highly recommended that you attend the Inspection. You will be given a wealth of information about your home and this information is much easier to understand while you are present. Buying a home is probably the biggest investment you will make in your lifetime. Don't miss out on the opportunity to learn as much as you can about your home.

Finally you will be able to continue with the purchase of your home with full knowledge of it's condition, giving you "Peace of Mind" in a very stressful time.

I will recommend that you include a clause in your offer, allowing for you to conduct a Home Inspection and being satisfied with the outcome. The inspection usually takes place after you have negotiated the final price. At this point you are fairly confident that you will be buying the home.

Home inspection costs often range according to size, age, and location of the home. I can recommend reputable home inspection services or arrange for a home inspector to visit your property.



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