

## **Home Inspections – “Investment or Expenditure”**

You've found the perfect home and it's time to make the offer and finalize the deal. Like many other people you may be feeling a cash crunch by this time. You are probably wondering why you might want to consider yet another expenditure but a pre-purchase inspection is a valid consideration. It is, in fact, one of the most important services that you can use when making your home buying decision.

When choosing a home it is important to know whether or not the house needs work...

Does the roof leak?

Has there ever been water in the basement? Cracks in the foundation are easily hidden where you cannot see.

Why is there a mildew smell in the basement?

Is the ventilation adequate?

Are the window casings providing proper insulation?

What kind of insulation is there? What do those numbers mean when I am trying to heat my new home this winter?

Does the wiring and electrical systems meet acceptable standards?

Why is the water pressure so low? Was the reason the current owner gave you a reflection of the actual truth or not what meets the eye?

Then, once knowing the facts, how much is it going to cost to repair or replace the faulty items?

A prudent house buyer should make an offer to purchase “conditional upon a satisfactory inspection”. Having the home inspected before waiving any conditions gives you the security of knowing exactly what to expect. This way you can make a fully informed decision about the condition and cost of upkeep of the home.

Professional home inspectors are trained to determine the presence of otherwise unsuspected problems in the house. They accomplish this through clues and symptoms that an untrained eye may not see or overlook. What you see or do not see may not even relate to the underlying problem. As well, the opportunity to have a thorough explanation of how to operate and maintain the home is important.

Choose a company or individual with which you are able to communicate well. Check with any governing or licensing body for further recommendations about the person that you choose. Most importantly, attend the inspection and ask questions. You are the one that is paying and your questions should receive answers that you understand and accept.

A quality home inspection should include the entire structure from roof to foundation, the interior and the exterior, and all the electromechanical systems. A complete inspection should take between 2 and 3 hours. You should receive a written report on the findings of the inspection. Costs for an inspection and the production of the written report vary but should be between \$250.00 and \$350.00.

Although a home inspection will not eliminate all the risk associated with home ownership, it can be a value added, information gathering process that gives you a better understanding of your new home. In the case of rural properties full septic and well inspections are also available from a selected number of inspectors and are separate from the house inspection. Secure with this knowledge you can now make the offer with confidence knowing what potentially lies ahead in the future.