

[REAL ESTATE]



getting a home inspection

Find out what's hiding between the walls of your dream home. Spending hundreds for an inspection can save you thousands on repairs and problems that the untrained eye may miss.

who is a home inspector?

□ HOME INSPECTOR

A home inspector examines what kind of shape a house is in. He or she will look at its structure (whether there's any damage to the foundation, roof, or walls) and also check out the plumbing, electric systems, heating, and air-conditioning. Home inspectors do not give an appraisal based on what they find; they don't determine your home's value. Instead, they'll let you know what kind of repairs are needed before you buy a home, or they can tell you how to avoid future problems in your existing house.

how should you prepare?

PRELIMINARY STEPS

- Get numbers for inspection agencies from your Realtor or the American Society of Home Inspectors (ASHI.org).
- Call inspection companies for details on a pest inspection as well as a general inspection (and if the home was built before 1978, you'll need a lead inspection too).
- Compare estimates. You will need to know the square footage, the year the house was built, and the number and type of heating systems.
- Make a date with one agency (you and your Realtor should be there too).
- Take notes on what your inspector says are foreseeable problems.

IF YOU HAVE DAMAGE OR FORESEEABLE PROBLEMS

- Call a contractor or an exterminator for an appraisal.
- Decide if you still want the place.
- Renegotiate the contract with the seller based on the appraisal.
- Get another inspection after the problem has been fixed.

AFTER YOU RECEIVE A GOOD INSPECTION

- Save copies of your inspection reports to take to your closing.
- Still consider negotiating for minor repairs.

