

Why Home Inspections Are Important Before Buying A Home?

Buying a home is the biggest financial commitment most people will ever make. A home is a major purchase, and not a decision to be entered into lightly. When you have found a home you wish to purchase, it is my opinion that the contract should hinge upon having your potential home thoroughly inspected by a qualified home inspector. Of course, you are going to look over the home yourself, but there are many potential problems in a home that cannot be found in a walk through. In order to find these potential problems, it is necessary to probe deep, examining things such as the foundation, the supporting structures and the basement. A good home inspector will take his or her time and examine all parts of the home.

A home inspection is important for a number of reasons. The most important reason is that a home inspection can give you advance notice of any problems present in the home. Things like water or insect damage and the presence of Radon, lead paint, or asbestos can be found during a home inspection. I have been involved in the sale of homes where the buyer felt that there might be a specific problem and chose not to have a whole home inspection, but asked the home inspector to check only a specific item such as the plumbing, electrical, structure etc. Finding these issues and having them repaired before your home is closed is essential.

The home inspection service is a growing industry, therefore it is important to find a reputable home inspector who is certified. It is also vital that the inspector or home inspection company guarantee and stand behind their work. You should ask the inspector for references. Check with the references to see if they were satisfied with the inspection and if any problems were missed by the inspector.

Upon receiving the home inspection report it should contain information on all parts of the home and all potential defects that were detected by the inspector. The report should also contain a list of recommended repairs to each problem found. The home inspector may break down the report into structural issues, safety issues and cosmetic issues. After you have received the inspection report, you and the seller will be able to make a decision on whether you will purchase the home.

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