

# The Importance of A Home Inspection

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PERFORMED TO PROTECT BOTH THE BUYER AND SELLER

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A home inspection is an evaluation of the property to find out if there are any problems with it that could change its value. It also helps you decide if there are any items that you want the seller to repair. The inspector should examine the entire house for structural and mechanical problems. After completing the inspections, the inspector will provide you with a detailed report that indicates any necessary repairs. A home inspection is not to be used to address any cosmetic issues (i.e. paint, carpet, wallpaper, etc), but only for those items listed in the offer to purchase.

Keep in mind the average cost of a home inspection is between \$200 and \$500.

An inspection should include:

1. Heating and Air Conditioning
2. Electrical
3. Plumbing
4. Wood destroying insects
5. Exterior construction
6. Structural integrity of the property

## **Termite Inspection**

Allen Tate Company recommends a termite inspection. If termites are found, you must have proof that the house has been treated and that any termite damage has been repaired.

## **What To Expect**

The home inspection process is to protect you as the buyer for those things (typically structurally related) that left to your own eyes or the seller's disclosure, you wouldn't see. Obvious and known concerns, such as a foggy window with a broken seal, nail polish on the carpet, a home that is 18 years old with the original roof, should be taken into consideration before you make an initial offer.

A licensed, reputable inspector should be used to professionally evaluate potential problematic issues such as water in the crawl space, improper ventilation in the attic and heater problems. These are examples of the types of concerns that should be negotiated after a comprehensive inspection is completed.