



Buying a House?

Get the most out of your inspection

Now that you have your home under contract, you want to be sure it's in good condition before you sign on the dotted line. A thorough home inspection will help put your mind at ease so you can feel good about your purchase at closing time.

It's helpful to keep in mind on inspection day that all homes - *even brand new ones* - have minor imperfections. Your inspection report will highlight the condition of the house and any items which need attention.

Three things to know before you close

If there are a number of items which need attention -- relax. There are really just three things you need to know about the house you are buying:

1. Does the house have any significant structural or mechanical issues that need to be corrected?
2. Is everything that you'll need to live in the house comfortably in good working order?
3. Is the house a safe place to live?

Plus, your Realtor® will help identify those items which need to be fixed before you close and those which can be attended to after you move in or down the road. Be sure to get estimates from the appropriate professionals (i.e. plumber, electrician etc.) once you have your inspection report in hand.

Maximize the value of your home inspection

- Make sure the power, gas and water are turned on before inspection day so that everything can be checked. There could be an extra fee if the inspector has to return another day.
- Attend your inspection. If you can't break away during the business day, arrange to have your inspection in the evening or on the weekend when you can be there. This is especially helpful if you are buying an older home - you'll want to hear what the inspector has to say first hand.
- Let your inspector know if you are a first-time home buyer, a handyman who's going to tackle a fixer-upper or a seasoned investor who's going to hire a contractor for a complete renovation. This will help your inspector present the findings in a manner that will best meet your needs.
- Come with a list of questions. You may want to know how to run your HVAC system to best manage your electric bills or when to change the air filter. Write down what's on your mind and ask away.
- If you have any questions once you've read the report, call the inspector for clarification. If you don't understand why the outside compressor must sit on concrete slab instead of the ground and what will happen if you *don't* make this repair, ask.
- After repairs have been made, you can even ask the inspector to return to the house for a RepairCheck to be sure the work is sufficient and professional.

