

Home Inspections

A home inspection is usually required before you can close on a home purchase.

Home inspections involve a close examination of the structure and systems of a home.

When the inspector is finished, they will send a report that covers their findings, analysis and recommendations. Keep reading to learn more about this necessary service.

WHAT WILL AN INSPECTOR LOOK FOR?

A standard home inspection will look for the condition of the home's structure, heating and cooling system, interior plumbing, electrical system, the roof, the attic, any visible insulation, walls, ceilings, floors, windows and doors, and other structural components. The American Society of Home Inspectors publishes a standard of practice and code of ethics that covers what the home inspector should look for and cover in their report.

IS ANYTHING EXEMPT FROM AN INSPECTION?

Yes. Inspectors can't inspect what they can't see. So any inaccessible areas, say a



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REAL ESTATE 101

Home Appraisals

A home inspection is different from a home appraisal. An appraisal is usually required by the lender to make sure the property is worth the money they're lending you to buy it. Appraisers will review the features of the home and comparable sales in the area along with market trends in the region.

locked closet or a very steep roof, won't get a thorough inspection. The inspector will note these areas in their report, and the lender or buyer can ask for a special inspection to cover that area.

DO YOU NEED A HOME INSPECTION?

If your lender doesn't require

it, no, you don't need a home inspection. But it's a good idea to get one. A home purchase is often a family's largest single investment and the buyer should learn everything they can about the home before they sign the paperwork. After the inspection process, the buyer will know more about the home and can make decisions

and demands with confidence.

WHAT IF THE INSPECTION REVEALS PROBLEMS?

No house is perfect and remember, the inspector isn't there to pass or fail a house. Instead, they just describe the conditions as they see them. It is up to the client (the home-

buyer) to decide what they want to do with that information during the home buying process. The homebuyers may wish to take the inspection report and negotiate with the seller to make repairs or cover costs.

HOW TO CHOOSE AN INSPECTOR

So how do you find this real estate professional? Your Realtor or lender can give you a list, or you can turn to ASHI's Find an Inspector search at homeinspector.org. You can also ask friends and family. Once you've found a prospective inspector, ASHI recommends asking some of these questions:

- Is the inspector licensed? Verify that any home inspector holds a valid license in your state, county or city.

- Does the inspector belong to ASHI? ASHI members subscribe to a standard of practice and code of ethics, often in addition to state and local regulations.

- What are the inspector's specialties and certifications? This is especially important if your home has extra features such as a pool.

- What is your experience and expertise?

- How will the inspector communicate their results? Find an inspector that you communicate well with.



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Settlement: The actual real estate closing where the property is transferred and the seller and the buyer sign all required documents for title transfer and mortgage.

SOURCE: MLS.com

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