

## **What is a home inspection?**

A home inspection is an objective visual examination of the physical structure and systems of a house or building, inside and out, foundation to roof and everything in between.

## **Do I need a home inspection?**

Buying a home, whether it is your first or your last, will most likely be the largest investment you will make. A home inspection should be a part of your home buying research. It can help to educate you on critical elements of your purchase.

A home inspection isn't just for existing or older homes, but are valuable for new construction as well. A home inspection may alert you to the need for major repairs or builder oversights, as well as inform you of maintenance needed for the upkeep of your new home. The information gained from a home inspection will allow you to make educated decisions with confidence.

## **What does a home inspection include?**

Our home inspection report will cover the condition of the foundation, basement, structural components, attic including insulation, as well as walls, ceilings, windows, doors, and floors. The various systems of the home are also inspected, including the heating system, central air conditioning system (temperature permitting), interior plumbing, and the electrical systems. Moving outside, we examine the exterior, grading and drainage, roof, gutters, etc. Optionally, we can perform radon testing as well.

## **What will a home inspection cost?**

The inspection fee will vary depending on the size of the house, age of the house, complexity of the house and whether you wish to have additional tests done. You should keep in mind that the cost of an inspection is very low when compared to the overall cost of the investment you are considering and the potential cost of future repairs. Perhaps even more important is the sense of security and safety you and your family gain.

## **Can't I perform my own home inspection?**

No. While a home inspection sounds easy enough, it is much more involved than following a simple checklist. A home inspector is a trained and registered professional, familiar with the elements of building construction, proper installation, and maintenance of building components along with a general knowledge of building safety and environmental awareness. This will provide a good knowledge base relative to how the various systems and components of a home are intended to function and why they fail. Solid Foundation Home Inspection Services will give you an unbiased point of view of the home being inspected.

## **When do I call a home inspector?**

Typically, most buyers contact a home inspector immediately after the contract or purchase agreement has been signed. However, your thoughts about home inspection should begin before then. You should be sure there is an inspection clause in the sales contract before signing, including any contingencies relative to radon testing. You might wish to consult with a home inspector prior to submitting your offer or the acceptance of the offer to be certain that contingency deadlines can be met by your home inspector. This clause should specify the terms and conditions to which both the buyer and seller are obligated.

## **Are home inspections just for home buyers?**

No, sellers can benefit from a home inspection as well. A home inspection gives the owner the opportunity to make repairs that will put your home in a better selling condition. Being able to address any issues before putting your home on the market puts you in a proactive position. It isn't just a matter of fixing issues that arise later. Keep in mind that potential buyers may decide to exclude your home from consideration, even if you are willing to address concerns.

You don't even have to be buying or selling. Homeowners may gain additional insight into their homes and identify problems in the making, before they become critical, costly repairs. You may discover issues developing that might still be covered under a warranty, or limit the costs by reducing damage that may be caused.

## **Should I be there for the inspection?**

We welcome and encourage you to be present during the inspection, though we realize that may not always be possible. During the building inspection, you will be able to observe our inspector and ask questions about the condition of the various components of the home, any concerns, or future maintenance needs.

## **Can a house pass or fail a home inspection?**

No. An inspection is not an appraisal of market value, nor is it a municipal inspection to verify local code compliance. A professional home inspection is an examination of the current condition of a house, including its physical condition and which components or systems may need major repair or replacement. There is no pass or fail, true or false measurement.

## **What if the inspection reveals problems?**

Remember, a home inspection isn't a pass or fail situation, but an overall assessment of condition. If problems have been identified, it doesn't mean you should or shouldn't buy the house. The report just provides you with additional information for consideration and may alert you to potential issues in the future. If major problems are found, a seller may agree to make repairs, you may want to adjust your offer, or you may decide to rescind your offer.



## **If the inspection doesn't reveal any problems, did I waste my money?**

No. Remember, it isn't about passing or failing. With your home inspection report in hand, you can complete your home purchase with knowledge and confidence. You have learned more about the critical components and condition of your future house, as well as gained knowledge to assist you with its operation and upkeep. Armed with life expectancies for the equipment in the home, you will be better able to anticipate their replacement.