



## THE SHORT REPORT ON HOME INSPECTIONS

From old homes to new, and condominiums to commercial properties I will always recommend to my clients to obtain a home inspection. When all is said and done, the decision must be made by the buyer, and not by myself. My goal is to share enough material with my client(s) so that as a homebuyer you can make an educated, and the appropriate personal choice on whether to employ the services of a reputable home inspector.

As a buyer who chooses to obtain an inspection, you can expect a thorough home inspection to cover at least 25 areas or more by the inspector. Frequent areas that inspectors will look at with a fine toothcomb are but not limited to: Basements, Plumbing, Heating & Cooling Systems, Electrical System & Wiring, Attics, Condition & Application of Roof, Home Ventilation, Structural matters, Air (heating & cooling) leakage, Inspect Security Features (locks, doors, windows, smoke alarms, carbon monoxide detectors, etc.), the Drainage System & the Grading of the property, and much more.

When viewing any property make sure to take note on anything that concerns you regarding the property. Performing your own thorough Pre-Inspection and sharing your findings with the home inspector will go a long way in identifying areas for repair or improvement before they develop into costly headaches.

Take note of old cooling & heating systems, dampness throughout the basement, any old electrical wiring, old shingles, any structural cracking, defective or poorly installed plumbing, etc.

As a dedicated, and passionate REALTOR® I will be there for all of my clients every step of the way, so this is why I say *“Don’t worry, relax, and let me be your real estate agent in shining armor.”*