



10 QUESTIONS ABOUT HOME INSPECTIONS

01 What is a home inspection, and do I really need one?

A home inspection is an objective visual examination of the physical structure and systems of a house, from the roof to the foundation.

If you are planning to sell your home, a home inspection can give you the opportunity to make repairs that will put the house in better selling condition.

02 What does a home inspection include?

The standard home inspector's report will cover the condition of the home's heating system; central air conditioning system (temperature permitting); interior plumbing and electrical systems; the roof, attic and visible insulation; walls, ceilings, floors, windows and doors; the foundation, basement and structural components.

03 What will it cost?

The inspection fee for a typical one-family house varies geographically, as does the cost of housing. Similarly, within a given area, the inspection fee may vary depending on a number of factors.

04 Why can't I do it myself?

An inspector is familiar with the elements of home construction, proper installation, maintenance and home safety. He or she knows how the home's systems and components are intended to function, as well as why they fail.

05 Can a house fail a home inspection?

No. A professional home inspection is an examination of the current condition of a house. It is not an appraisal, which determines market value. It is not a municipal inspection, which verifies local code compliance. A home inspector, therefore, will not pass or fail a house.

06 How do I find a home inspector?

You can ask friends or business acquaintances to recommend a home inspector they have used. Or, you can search for a list of home inspectors in your area who belong to a non-profit home inspectors' professional organization.

07 When do I call a home inspector?

Typically, a home inspector is contacted immediately after the contract or purchase agreement has been signed. Before you sign, be sure there is an inspection clause in the sales contract, making your final purchase obligation contingent on the findings of a professional home inspection. This clause should specify the terms and conditions to which both the buyer and seller are obligated.

08 Do I have to be there?

While it's not required that you be present for the inspection, it is highly recommended. You will be able to observe the inspector and ask questions as you learn about the condition of the home and how to maintain it.

09 What if the report reveals problems?

No house is perfect. If the inspector identifies problems, it doesn't mean you should or shouldn't buy the house, only that you will know in advance what to expect. If your budget is tight, or if you don't want to become involved in future repair work, this information will be important to you.

10 If the house proves to be in good condition, did I really need an inspection?

Definitely. Now you can complete your home purchase with confidence. You'll have learned many things about your new home from the inspector's written report and will have that information for future reference.

Source: American Society of Home Inspectors
(<https://www.homeinspector.org>)



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