

10 Reasons You Shouldn't Skip A Home Inspection

1. It Provides an "Out"



A quality home inspection can reveal critical information about the condition of a home and its systems. This makes the buyer aware of what costs, repairs and maintenance the home may require immediately, and over time. If a buyer isn't comfortable with the findings of the home inspection, it usually presents one last opportunity to back out of the deal, providing that the offer was drafted with this condition in place.

2. Safety

A home inspection can detect safety issues like radon, carbon monoxide, and mold, which all homes should be tested for. Make sure that your home-buying contract states that should such hazards be detected, you have the option to cancel the offer to buy.



3. Negotiating Tool

A home inspection report presents an opportunity to ask for repairs and/or request a price reduction or credit from the seller. Work with your realtor to understand what requests can and should be made to negotiate a better deal.



4. Learn to Protect Your Investment

The home inspector is a valuable educational resource. He or she can suggest specific tips on how to maintain the home, and ultimately save you thousands of



dollars in the long term.

5. Keep things in perspective

People fall in love with a piece of property based on the color of the walls, the location of the home, or something else; they are completely blind to the issues that can make that dream home a nightmare. A home inspector, acting as an objective and neutral party, can keep things in perspective.



6) Insurance

Some insurance companies will not insure a home if certain conditions are found, or without the presence of certifications such as WETT or ESA. Qualified home inspectors can do these things at the same time as their other services and save the home buyer time and money in the long run."



7) Technology

Good inspectors will employ the latest technology to ensure they are able to spot issues that might not be visible otherwise. Tools and equipment such as thermal imaging, moisture testing and infra-red scans will provide a more accurate view of the home.



8) Future Costs

Even if there aren't any major issues, the inspector will normally point out the life cycle of each system, which can help to calculate what

will need replacing in the near future. Ultimately, everything within a home has an expected life and an inspection can allow you to calculate future expenses.



9) Documentation

A home inspector will usually provide a thorough written report with a variety of photographs that help to illustrate some of the areas of concern, the structure and condition of the home and property. This third-party reference may be valuable to lenders when assessing mortgage values.



10) Peace of Mind

A thorough inspection can provide you with peace of mind, knowing that you did everything possible to ensure that your investment was a sound one, and that you will enjoy your home for a long time.





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