

## Hire a Professional Home Inspector

*Procedures for ordering a home inspection.*

*Once you have a signed accepted contract you will need to decide who your home inspector(s) will be. Call the home inspector and have them call the listing company (I will give you the phone number). They will get permission to enter the property on a date before the deadline of the contract for inspections.*

*REMEMBER, once contract deadline is over you have NO recourse for house problems if you do not report in writing before the contract deadline.*

*We will go over this with you*

Hiring a professional home inspector can be one of the most important things you can do to make sure your home is in good condition. An independent authorized inspector can uncover defects with the house that could cost you a lot of money down the road.

If the home inspector finds a serious problem, like the roof needing to be replaced, you'll know up front and can negotiate with the seller for the cost of the repair or replacement. If you don't find out until after you own the house, the problem (and cost) is yours alone.

We will give you a list of names you may call for home inspections.

You are not required to use anyone. How do we come up with this list? Tried and true. We are in the business everyday of helping home buyers. We know other professionals who recommend based on their experience as Realtors and our own experiences with property.

This is a step above using the phone directly for a point and pick home inspector. As Realtors we closely monitor our clients experiences on the quality of home inspectors trying to monitor. Although we do not warrant home inspectors we are trying to make sure you get someone who is honest!

### **Older Homes**

Be aware of special issues with them so you're not surprised once you own the home. Foundation problems, overloaded electrical systems and lead paint are not unusual in many older homes.

### **Newer Homes**

There can be many problems in new construction. The builder will not like your asking for a home inspection. There have been many deficiencies found by home inspectors in brand new homes.

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