

## **5 Biggest Home Inspection Mistakes**

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## CHAPTER ONE

### Home Inspections

Home inspections are an essential component of real estate transactions for millions of buyers, sellers, and real estate agents, banks and mortgage brokers. Whether you are shopping for a previously owned house or a brand new house, an inspection provides insight into the condition of the home you are buying. If you are putting your house on the market, an inspection helps hasten the sale and can generate a higher price. And if you are a real estate agent, a professional home inspection report serves as an ideal marketing tool that also helps protect you against post-closing hassles.

In essence, a home inspection is a visual examination of a house and property. When performed by a qualified professional, it includes:

- A thorough visual inspection of the structure (inside and out, from foundation to roof).
- An examination of all major systems.
- An objective evaluation of the condition of more than 400 items.
- A printed report covering all findings and identifying potential concerns.

The following pages provide a more detailed description of a home inspection and additional useful information on the following:

- Who needs a home inspection.
- What a home inspection is...and is not.
- Benefits of a home inspection.
- Preparing for a home inspection.
- How to choose a home inspector.

## **Who needs a home inspection?**

### **You do if you are shopping for a home**

A home inspection can help you avoid costly and unpleasant mistakes and it can provide you with peace of mind. It will help you identify the house that is right for you, and alert you to potential concerns prior to closing the deal. It also provides an opportunity to teach you about your new home and its operating systems.

### **You do if you want to sell your house**

A pre-listing home inspection provides the seller with an objective evaluation of the home's condition before the house is put on the market. Consequently, you are provided with guidance in preparing your house for maximum sales appeal. A home inspection not only encourages a faster sale and a better price, it also helps ensure compliance with disclosure requirements and minimizes hassles.

### **You do if you are a homeowner**

Even if you do not intend to sell your home, a thorough inspection of your house and property every one to five years can yield significant returns. First and foremost, a professional inspector can identify conditions that may be present or may lead to safety hazards for family members. Furthermore, periodic inspections can help detect potential problems early, before they become severe and costly.

This guide has been created to educate consumers looking to fulfill the increasing demand for home inspections across the country; especially as real estate values fluctuate, disclosure requirements intensify, home buyers become more cautious, and litigation against sellers and others involved in the transaction process climbs to unprecedented levels.

As recently as 1980, it was "caveat emptor" or "buyer beware" where fewer than one in ten homes sold were inspected. Today that amount is still only four times greater, but growing rapidly. In past decades, when the services of professional home inspectors were virtually nonexistent, buyers were forced to gamble on hidden problems, unexpected repair costs and (sometimes) major disasters. Today's smart consumer demands better information.

While full disclosure of a home's condition prior to sale is not mandatory in all states, a growing number of real estate boards, financial institutions and insurance providers are including inspection clauses in purchase agreements. The vendor's responsibility to disclose depends upon the nature of the defect. For this reason, a careful and thorough inspection prior to purchase is crucial. A recent study revealed that 42% of home buyers face unexpected repairs costing an average of \$500 after moving into their houses; more than one in nine buyers must spend more than \$1,000 for repairs.

### *What a home inspection IS...*

**A home inspection is a thorough visual examination of the condition of the home and property**

The process usually takes two to three hours, during which time the house is examined from the ground up. The inspection includes observation and, when appropriate, operation of the plumbing, heating, air conditioning, electrical, and appliance systems, as well as structural components: roof, attic, foundation, basement, exterior and interior walls, chimney and doors.

When conducted by a professional, a home inspection covers about 1,000 check-points in approximately 400 items around the home.

Findings should be provided to you in the form of a comprehensive report, together with a recommended action. It is vital that such a report includes an objective evaluation of the condition of the home, clearly relating existing defects and indicating potential problems.

## CHAPTER TWO

### Mistakes To Avoid When Doing Home Inspection

Whenever you buy a home, remember that there's nothing cheap about the process. Buying a home involves different costs like down payment, inspection cost, renovation cost, legal cost, documentation cost, etc. These expenses can create a cavity on your savings before you even shift to your new home. Such expenditures are difficult to control for the buyers, who are new to the idea. However, there are ways to avoid such mistakes and save yourself a great deal of money. Know more about Home Inspection.

*Here's a list of few common home inspection mistakes made by buyers before buying a home:*

#### **Not Hiring a Home Inspector**

In the real estate industry, there are lots of competitive options available. While hiring a home inspector, remember, that the inspector is well qualified and skilled. Always choose someone who is competent and trustworthy. Although, a lot of cheaper options are available in the market, choosing them can make you repent later on.

#### **Hire an Inspector Who Meets Certain Qualifications**

Unfortunately, there aren't laws in every state regarding home inspections and the qualifications that an individual needs to become a home inspector. According to The National Association of Home Inspectors, 15 states do not have any legislation about home inspections. You should hire someone who is a part of a home inspector group that has specific ethical guidelines they follow. You should also see if the inspector has errors and omissions insurance so in case they miss something, you won't have your hands tied.

#### **Hire an Inspector Who Will Look into Every Part of the Home**

Much like the lack of legislation on who can be an inspector, only half of the states in the US have specific rules on what should be inspected and what shouldn't during a home inspection. Make sure you hire someone who will look into all of the parts of a home you want them to inspect. Don't be afraid to ask them for a sample report to see what types of things they normally check.

### **Not Having a New Property Inspected**

Before you plan to buy a newly constructed home, you should gather complete information on the property and its value. Don't just assume that because a home has passed all legal formalities, it must be in good shape or is problem free. Don't be so sure that your builder or contractor did everything right just because they are a brand or have a good reputation in the market.

### **Not Participating in the Inspection**

There are buyers that choose to stop the inspector to inspect thoroughly. It is right to let the inspector do his job, but also, you should meet your inspector regularly and let him know your checklist and things you are worried about. This way, you can see the issues whether big or small and avoid unnecessary spending later on.

### **Ignoring the Inspector's Advice**

Often, buyers do not follow the instructions provided by the inspector to avoid expenses. But the fact is, you may not realize how much it will cost to fix a given defect at a later stage. If possible, gather complete information on repairs from the inspector. He will guide you properly and thoroughly during the entire process.

### **Blindly Following Your Inspectors**

Even though you have hired a well-qualified and trained inspector, don't trust him blindly. A good inspector will always give you ideas on what needs to be replaced, but he cannot always be 100% correct. Make sure you take such points into consideration while negotiating repairs. Always be sure to hire a qualified contractor when you're not sure if something should be fixed or if it should be monitored.

### **Ignoring the Exterior Problems**

Mostly, home inspectors only consider insides of a home which mean, you might miss on problems beyond the interior of the home itself. This will leave you tackling with problems outside your home e.g. fences, rooftops, etc. Unfortunately, repairing these elements costs a lot. Keep yourself informed about facility management.

### **Not Creating a List**

Home inspectors mostly don't inspect underground pipes, tanks or wells. If you're going to buy a home, be sure to add these items in the list of home inspection. If your inspector doesn't agree to handle these types of structures, consider hiring someone else.

### **Not Relying on Real Estate Agents for Referrals**

Real estate agents often provide recommendations to help clients choose a home inspector. Relying on real estate agents for referrals, will be in your best interest. Usually, these referred home inspectors have been researched to ensure they meet industry standards. While it is always to search for home inspectors yourself, it is worth while taking the time to think about using your agents referrals.

### **Not Doing Your Research**

It's good to be decisive, but rushing to a decision can be equally harmful. Whether it's buying a new home or getting the home fixed, always do your research. Home inspection mistakes happen due to the lack of involvement of the buyer Any well-maintained home needs an inspection for accuracy and consistency.

Therefore, it is important to take adequate measures to avoid unnecessary chaos and expenditures while buying a home. It is essential to complete your research and then make decisions regarding home inspection. As long as you avoid above mistakes there should be no issues with finding a competent and ethical home inspector.

### **Not preparing the home**

Home inspections can take a long time; therefore make it as easy as possible for the home inspector to gain access to all areas of the home. If there are repairs that need to be carried out, make sure and hire a professional. This will reduce the need for repeat inspections in the future.

### **Not Following Up on the Inspection**

When you receive the inspection report, you should read it thoroughly and go through it with your realtor. This is when you should follow up on the report. First, hire multiple inspectors that have areas of expertise on the specific systems in the home that have defects. These experts can help you know what kind of problems you're looking at if you buy the home and how much money you're going to spend fixing them. Then, take this information to negotiations with the seller to see if the seller wants to fix the defects or lower the price of the home so you can foot the bill.

By avoiding these mistakes, you will end up with a home that's in better shape, you will have more money in your pocket.

### Message from the Author

Thank you for taking the time to read our E-book on the biggest home inspection mistakes to avoid; it is our hope that you will be better educated in this process so whether your buying or selling your home you can have great success. For more information and content on home inspections and more please check out our daily blog on our website. If you have any questions or are looking to book your home inspection please contact me from the information below.

Looking forward to hear from you soon,

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