



How Can A Good Home Inspection Help When Moving In?

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Whether you are a buyer or a seller, a professional inspection may save you money and hassle down the road.

If you are buying, a professional inspection is all but essential. There is only so much you can tell from your own visual inspection. Stains on the ceiling may indicate a chronic roof leakage problem or may simply be the result of a one-time incident. The inspector interprets these and other clues, and then presents a professional opinion as to the condition of the property so you can avoid unpleasant surprises afterward. Of course, an inspection will also point out the positive aspects of the home, as well as the type of maintenance needed to keep it in good shape. After the inspection, you will have a much clearer understanding of the property you are about to purchase and be able to make your decision confidently.

If you are selling, it's an excellent idea to get your home inspected before listing it. Traditionally, the inspection process has been one-sided in favor of the buyer. Getting your own inspection helps ensure that you are fairly represented. In a competitive market, everyone involved in the process, including agents and potential buyers, will appreciate having an accurate, unbiased appraisal of the value and condition of your home up front. Your selling price can be adjusted accordingly, and this should make for a smoother and quicker closing process. Finally, as state legislation and court decisions increasingly call for full disclosure of all defects to the buyer, a professional inspection shows that you are operating in good faith from the outset.