

## Buying a home?

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When buying a home, you should always have a professional home inspection performed. You need to know exactly what you are getting. The professional home inspection will reveal any hidden problems with the home so that they may be addressed before you close the deal. Making your buying decision much easier and more confident. When I inspect the home I will look at the systems that make up the building such as:- Structural elements, foundation, framing etc...· Plumbing systems· Roofing· Electrical systems· Cosmetic condition, paint, siding etc...The inspection report will tell you what needs to be repaired and what routine maintenance tasks you should perform to keep the house in top condition. You should require an inspection at the time you make a formal offer. Make sure the contract has an inspection contingency. Then, arrange for an inspector of your choosing to come inspect the house and pay close attention to the inspection report. If you aren't comfortable with what I find, you should demand that the seller correct the problems before closing &ndash; or negotiate for a lower purchase price or better terms to compensate. The professional home inspection will reduce the risk of costly surprises with what is likely to be the largest purchase you will ever make. It helps you to make a more informed, more comfortable decision.