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WHOLE HOUSE INSPECTION

A home inspection, once the individual activity of an architect, builder, contractor or engineer has rapidly matured into a separate profession requiring a combination of skills and techniques that touch on all these.

Inspecting a home is deceptively simple: anyone can do it. Performing a professional home inspection is infinitely more difficult. Home inspectors need broad technical knowledge in building, design and the mechanical trades to recognize conditions that may affect the future life of a home. They must be able to analyze and evaluate what they have seen, to infer from that which they cannot see and to communicate their findings to their clients. The home inspection is designed to describe the exterior, structure, roof, plumbing, central heating, central air conditioning, electrical, interior, insulation and ventilation, and garage in a home from the inspector's point of view rather than that of the tradesman.

When planning to buy a house, it is important to understand that no house is perfect, not even a brand new one. Homechek, Inc. has inspected thousands of homes and has yet to see one in flawless condition. This does not mean that you will not find the house of your dreams. It does mean that when you find a house that's just what you want, you should go one step further to find out its problems or potential problems. Problems can be the result of deficiencies in construction, deterioration due to aging, or safety and fire hazards. Very often the problems are quite minor and can be corrected at little or no cost. However, sometimes there are major problems that are quite costly to correct. It is very important to know the house's true condition so that you can determine its true value. **It is not necessarily advantageous to walk away from a house because there were major problems found during a home inspection. You might be getting a good buy, since every house has its market value. The true cost of buying a house is its purchase price plus the costs for upgrading substandard, deteriorated, or malfunctioning components.**

Choosing a home inspection company can be accomplished through your Realtor, the internet, the yellow pages, friends and/or family recommendations. A few questions that you should ask when choosing your inspection companies are: Is the company licensed, certified, or members of a National Home Inspection Association? Do they carry the proper insurance? Is the company a full time inspection operation? Do they carry any kind of free guarantee with their inspection? Will the home inspection report be provided at the time of inspection? Also when selecting a professional home inspection company, it is advisable not to use a company who is affiliated with an exterminating company, a water treatment company or a contractor (plumber, electrician, roofer, and so on). It is advisable to use an inspection company who is completely unbiased, with no vested interest in finding problem conditions in order to support other non-related businesses.

Fees for a whole house inspection for a house under 3,000 square feet are generally based on flat fee and range at about \$275-\$350.