

Property Inspections

Sellers are obligated to disclose the condition of their property up front. Still there could be things about the property that the sellers may not know. Buyers order property inspections from knowledgeable and/or licensed inspectors once the property goes under contract.

Initially, your knowledge about a property comes from what the sellers have disclosed and what you have observed. A deeper look by a professional can offer you peace of mind. The property inspector's job is to tell you about the property. By telling you the scope of the inspection, you will know what the inspector will and will not inspect and how deeply the inspector will inspect the home.

The purpose of the inspection is four-fold:

Educate you about on-going maintenance issues.

Familiarize you with items that might need repair in the future.

Teach you about the operation of any equipment. This helps you in the future upkeep of the home.

Inform you of major problems that might not have been known or readily apparent when you first looked at the property. Major undisclosed items can become items for negotiation.

Cosmetic repairs are superficial and readily apparent to you when you viewed the property. You should take these into account when making the initial offer. Maintenance issues also do not enter into negotiation. These are normal concerns of property ownership.

Inspectors will generally inspect the foundation and other structural items such as walls and roof. They will look at mechanical systems such as heating, air-conditioning, electrical, plumbing, doors and windows, and appliances.

Special inspections may be needed after the general provides you with a report. These could include separate septic, pool or hot tub, security, sprinkler, or structural inspections. Your inspector may suggest additional inspections by experts if there are concerns on those items.