



A Word About Inspections

What We Are Looking For

The purpose of the inspection is to discover if there are any health or safety concerns with the property. It is expected that there will be a few small things the buyer will fix themselves once they own the house.

There is No Perfect House

But even an imperfect house can be a perfect home. Be prepared for the fact that some defects may be found in the house, but don't sweat the small stuff - every house has some.

Is the Inspection a Warranty or Guarantee?

An Inspection and a warranty are different. Buyers need to be aware that the inspection provides information about the condition of the home on the day of the inspection to help them make an educated buying decision. A warranty on the other hand provides a certain amount of protection for items that may happen to break in the future. Therefore, while a warranty may complement an inspection in some ways, it is separate and is provided by a third-party company.

Purchase Price and House Condition

Price and condition do not go hand-in-hand. As you well know, the price of the home has much more to do with location and market conditions than anything else. Even million-dollar homes need inspections. So no matter what the purchase price, avoid falling into the trap of expecting a flawless house.

Emotions vs Logic

The home inspection is often the first time buyers will see the house more "logically" instead of "emotionally." This can be difficult if you are not prepared for the step-by-step evaluation of the house. However, as long as you remember that no house is perfect and expect the slight change of perspective that the home inspection will bring, the process will be much easier.