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How do you find a good home inspector when selling or buying?



A home inspector is typically an integral part of the purchasing process. A buyer will hire an inspector to assess the general condition of the property, the building and mechanical components and make note of any issue. They also will recommend a remedy when appropriate.

It's a great opportunity for a buyer to become acquainted with how their new home operates and to learn basic guidelines as to its maintenance and care.

A seller too can be proactive

and hire a home inspector to check out their home before they list it for sale so they are aware of any given situation that wasn't apparent and take action. Sellers can also share their inspection report with prospective buyers once they do list the home; it's a perfect opportunity to establish that they have maintained their property.

In this case, it is still recommended that a buyer perform their own inspection too, but having upfront knowledge of a water filter replaced or a gutter repair

prompted by the sellers own report is helpful.

Hiring a licensed local inspector is the first step whether you are a buyer or seller. Asking what points they cover and any additional testing they may do, including water and air testing, is important. Inspection of a 3,000-square-foot home can take anywhere from two to four hours. Inspectors take time to check from basement to roof and everything in between. They check heating and air systems, appliances, electrical and structural components

of the building as far as they can see. Inspectors also spend time outdoors looking at the exterior of the building, the surrounding property as well as outbuildings. Upon completion, they prepare a report with recommendations.

Whether you are a buyer or seller, a home inspection report is an important guideline in property condition and gives everyone peace of mind of their home's condition and how to care for it.

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