

SOUND OFF *Patty McManus*

Are home inspections worth spending money for sellers?



When buying a home, the associated costs are commonly a concern to buyers, but some look to save money in the wrong places. One of those places would be to forego a building inspection. This is never a good idea.

Would you buy a used car without having a mechanic look at it? Would you buy a pair of jeans without trying them on? I don't think so.

So why would you consider buying a home without having an expert evaluate the structural integrity, mechanics, plumbing,

electric, roof, appliances and the list goes on and on?

This could be the biggest financial investment you make in your lifetime, and the decision should be made with as much information as possible.

The purpose of the home inspection is primarily to find health and safety issues which may not be immediately visible and require a trained professional's expertise to evaluate. A good building inspector will also review the mechanics and important home maintenance information with the buyer.

Be sure to choose your home inspector wisely. Don't be afraid to ask questions and even interview the inspector that you decide to retain. Ask about their experience and exactly what their qualifications are.

Talk to family and friends who have recently purchased a home and ask for the name of their inspector. Ask them if they were satisfied with their experience. Your Realtor is also an invaluable source for references, as well.

The cost of the inspection is well worth the money spent. Most importantly, it gives the

buyer peace of mind so that they can continue in the transaction with confidence. If there are major issues that are discovered as a result of the inspection, there is an opportunity to have the seller contribute toward the remedy.

Without a building inspection, the defect would not be discovered until post-closing, and the buyer would then shoulder all of the responsibility.

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