

## Avoiding Inspection Issues

Home inspections are one of the critical elements of any real estate deal. They'll help you make sure you don't buy a lemon.

### WHY THEY MATTER

Buyers are trying to determine existing issues, as well as future problems that might require expensive repairs down the road. Sellers may have to spend up-front money to fix things, or lower the home's asking price in order to accommodate these new expenses. If the report finds an extensive enough array of things that need repair, a buyer might decide to walk away.

### CHOOSING THE INSPECTOR

Try to find an inspector who offers warranty on their work. If they miss an important issue with your new home, a warranty makes sure that the cost burden to fix it doesn't fall to you. Your real estate agent should have good recommendations for a high-quality inspector, since they've spent time in the market. Friends and family make also be able to point you in the right direction. Online resources include the



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areas that create problems in many homes. Basement moisture is a huge concern. These musty odors point to water intrusion, which leads to mold and mildew. Issues can be more difficult to discover in a finished room or basement, so look for water stains, peeling wallpaper or pain, lifted tiles on the floor or swollen baseboards. Point your inspector to drainage issues, inside and out. Trapped water in double-paned windows means the seals aren't functioning properly.

### WHAT THEY CAN'T SEE

There are places which are simply inaccessible to your inspector. In some cases, as when snow covers a driveway or deck, you may be able to delay the inspection. But other obstructions may be permanent, like an area of the attic blocked off by duct work. In the latter case, consider asking for a home warranty from the seller in order to address any potential future problems. You may also need additional inspections, depending on the property, since a single professional might not be proficient in evaluating things like septic tanks, chimneys, swimming pools, asbestos or geological issues relating to your yard's grade.

### REAL ESTATE 101

#### There Are No Perfect Reports

Inspectors will tell you that they don't give pass/fail tests. Every home has its flaws, even new builds. But some of these "difficiencies" are more important than others. Go over the report with an expert. Learn more at [bit.ly/3F53eeB](https://bit.ly/3F53eeB).

American Society of Home Inspectors, Yelp and Google, among others. Plan to be there when the inspector is

on site so you can point out any of your own personal area of concern, and ask questions about what you see.

#### FOCUS ON PROBLEM AREAS

Even as a lay person, you should be aware of common



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### HOMEWISSE GLOSSARY

**Acceptance:** The time at which an offer to purchase is accepted. The fact that it was accepted must be relayed to the person that made an offer in order for all parties to be bound to the contract. **SOURCE:** MLS.com

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