



CORE GROUP

KELLER WILLIAMS

Getting a home inspection is one of the most crucial parts of any real estate transaction. Whether you're buying new or used, cash or financed, a home inspection will give you peace of mind about the home's condition and the repairs/maintenance you can expect to take on while living there.

WHY GET A HOME INSPECTION?

Getting a home inspection limits your risks as much as possible. On top of that, you usually will have a few days (during your option period) where you can terminate the contract at no expense to you should the report come back with a ton of issues that you are not willing to take on.

The average cost of a home inspection is typically **between \$500-\$1,000**. It is highly recommended that any home (even a new construction home) be inspected. Spending a couple of hundred dollar upfront can save you tens of thousands in the long run!

Keep in mind that the Inspector is paid to find problems, so problems they will find. It's important to focus on the safety, structural, and mechanical as opposed to the minor issues that are easily remedied.

Your inspector should uncover issues surrounding:

1. Mechanical Systems (plumbing, electrical, HVAC, water heaters, etc.)
2. Structural Systems (foundation, roof, framing, etc.)
3. Code Violations (remember code changes frequently)
4. Safety Issues (CO/smoke detectors, issues stemming from mechanical/structural components of home)
5. Defects Throughout the Home (garage door broken, window cracked, water leak, etc.)
6. Pests (typically an add-on to the inspection ~\$300)