

Why do I need a home inspection?

Is this a waste of money?



Buying a home can be stressful, and comes with lots of little expenses, and some big ones! It's very tempting to skip on some "little" things to save a few dollars, but a Home Inspection should NEVER be one of them. *Read on to find out why you DEFINITELY need a Home Inspection before you buy.*

What exactly is a home inspection?

A Home Inspection is kind of like a "check up" for a house. A home inspector will come out, and spend 2-3 hours inspecting things like the roof, electrical systems, HVAC, appliances, crawlspace, attic, and grading, among other things.

What about other stuff, like termites or radon?

A standard home inspection typically does not include specialty inspections, however many Home Inspectors can do them for an additional charge. These include things like Termite, Radon, Asbestos, Lead-Based Paint (for homes build prior to 1978), Mold, Chimney, and Septic Tank.

How do I know that the home inspector knows what they are doing?

In North Carolina home inspectors are required to have a license. This is issued after going through training classes and an apprenticeship. The standards for home inspections in NC are set by the NC Licensed Home Inspector Board (nchilb.com).



The Good, The Bad, and the Ugly...

Before making the very serious decision to buy a home, you need to know exactly what you are getting. Has routine maintenance been done on the home's structure and systems? Are there big ticket items that you will have to update or replace soon, like the roof or HVAC? Is there mold in the crawlspace? These are all things that you need to know in order to make an informed decision about purchasing a home.

Negotiating

Once you have a Home Inspection, your real estate agent can negotiate with the seller for repairs or credits to make repairs. If you LOVE the house, but know you won't be able to replace the roof, this is where a Home Inspection can save you money!

Who pays for a home inspection?

Typically the buyer pays for a home inspection. The average cost is between \$350-600.

But what if it's a brand new house?

Even if you are buying a newly constructed home, you should STILL get a Home Inspection. There can be issues with new construction even though it has passed building inspections.