

## **Buyer Home Inspection**

A Home Inspection for the home buyer can make your dream home a worry-free reality. Finding a new home is exciting, but finding out that there are serious issues with your dream house after moving in can be depressing. A General Home Inspection from NCHI can make the experience a worry free, positive one. Our 400 point comprehensive inspection will allow you to know the condition of your prospective new home, will help to make an informed decision, offer the right price, and know what to expect once you move in. With a NCHI home inspection, you'll receive a detailed, comprehensive report that explains the condition (both positive and negative) of the home's structural elements, major systems and components. The friendly, professional and experienced home inspector will answer any questions you may have about your home, during the inspection process or anytime afterwards, so you can make your purchasing decision with confidence.

### **What really matters**

The process of buying a home can often times be stressful. A home inspection is intended to give you peace of mind, but often has the opposite effect. You can be overwhelmed with a lot of information in a short period of time. This often includes what the inspector himself says during the inspection, the written report, a checklist, and photographs. All this, what you notice yourself, combined with the seller's disclosure makes the experience even more overwhelming. What should you do?

RELAX! Most of your inspection report will be maintenance recommendations, life expectancies for various systems and components, and minor imperfections. These are useful to know about. However, the issues that really matter will fall into three categories:

1. Safety hazards, such no handrail on stairs, or live exposed wire.
2. Major defects. An example of this would be a structural failure, or a bad roof.
3. Things that lead to major defects, such as a small roof-flashing leak, for example.

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Everything found in these categories should be addressed. Often, a serious problem can be corrected quickly and inexpensively to protect both life and property. Sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Do not kill your deal over things that do not matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items. Keep things in perspective.