

Why you need a Home Inspection

The purchase of a home or commercial building is one of the largest single investments you will ever make. You should know exactly what to expect in terms of needed and future repairs and maintenance. A fresh coat of paint could be hiding serious structural problems. Stains on the ceiling may indicate a chronic roof leakage problem or may be simply the result of a single incident. The inspector interprets these and other clues and then presents a professional opinion as to the condition of the property so you can avoid unpleasant surprises. An inspection will also point out the positive aspects of a building, as well as the type of maintenance needed to maintain it for future sale. After the inspection, you will have a much clearer understanding of the property you are about to purchase, and be able to make your decision confidently.

WHAT DOES A HOME INSPECTION INCLUDE?

The inspector typically spends two to three hours performing a thorough, but limited visual inspection that is non-invasive in nature, of the mechanical and structural components of the home using normal operating controls. The inspector evaluates and reports the condition of the exterior, interior, structure, roof, plumbing, electrical, and heating & central air-conditioning system. Only those items that are visible and accessible by normal means are included in a detailed report with digital photos and language you can understand will be available on line within 24 hours of the inspection. If you have questions or concerns after reading the report, call your inspector for consultation.

SHOULD I ATTEND THE INSPECTION?

Though it is not necessary for you to be present for the inspection, it is recommended. By following the inspector through the inspection, observing and asking questions, you will learn about the new home and receive tips on general maintenance, information that will prove valuable to you after you've moved in. There will also be an onsite summary where the inspector will take you on a tour of the home explaining his findings.

DOES A GOOD REPORT "GUARANTEE" THERE ARE NO PROBLEMS? NO!

A professional inspection is simply an examination of the Home at the time of the inspection. Think of your inspection as a "Snap shot in time" It is not a Guarantee, Warranty or a Code inspection. An inspector, therefore, will not pass or fail a building, but will simply describe its condition and indicate which items will be in need of minor or major repairs or replacement.

CHOOSING A HOME INSPECTION COMPANY

It is imperative that the buyer secure the services of a qualified home inspection company. Make sure to hire a company that is both trained and experienced in home inspections, holds a Florida home inspection license, maintains proper insurance, and is a certified member of a professional association such as InterNACHI, The International Association of Certified Home Inspectors. www.NACHI.org



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12

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