

SOUND OFF *Marlene Recchia*

How buyers can make the most of a home inspection?



Buying a home is the most important investment a person will make in his or her lifetime. And, a home inspection is an important part of the buying process.

Even if the home inspection is for information only it is crucial to know what you are buying and more importantly to take the time with your inspector to learn about preventative maintenance and the basics of keeping the home in good running order.

For starters, do research on

your home inspector. Find out how long he or she has been in the business. How many inspections they have done, their qualifications, certifications and training? You want someone who keeps up with on-going education.

It is important to attend the inspection. It is not mandatory but most buyers do not understand unless they see it in person. You will want to review with the inspector at the end of the inspection important items that

may be issues. Don't be afraid to ask questions. The reason you hired the inspector is because they have the knowledge to evaluate both the good and bad. Reports that have color photos are in my opinion the best!

Once completed, a good inspector should email the report by early the next day. It is also beneficial to make sure your Realtor gets a copy of the report. It is imperative to read your report thoroughly. Your Realtor will also review with you any issues he or

she feel should be addressed.

Moving forward, a good inspector will be happy to answer questions the entire time you live in the property. I have known inspectors to go back out to the property many years after the inspection has been completed to answer questions for a homeowner. In closing, your Realtor should guide you through the entire buying process.

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