



HOME INSPECTION INFORMER

Welcome

Welcome to our first edition of *Home Inspection Informer*. We are hoping to provide valuable information to buyer's and real estate professionals about the value of a professional home inspection. Please feel free to contact us at (760) 799-7792 if you have any questions or comments.

Choosing an Inspector

A home is one the biggest investments you'll ever make! A home inspection just makes good sense. It'll assure you that you're making a good sound choice for one of your biggest investments. When choosing an inspector, price is usually the biggest factor with people. A good quality home inspection should range from around \$200 and up on an average sized home. The inspection should take two and a half to three and a half hours on average. Make sure the home inspector you choose has been educationally trained and carries Errors and Omissions insurance along with general liability insurance. Does the home inspection company hand write reports or are they computerized? Does it include digital photography? Are the reports available on the internet? Price shouldn't be the only consideration when making one of your biggest investments.

Schultz Property Inspection carries Errors and Omissions insurance along with general liability insurance. We use computerized reporting with digital pictures available over the internet or printed in color or both. Your choice! Our goal is to provide you with a good, quality inspection at a competitive price. Call us!

Should I Attend My Inspection?

Many home buyers miss out on a great opportunity when they don't attend their home inspection. Sometimes due to geography, this can't be avoided. But whenever possible, buyer's are urged to participate in the inspection process. Being on site during the inspection process, consulting with the inspector, viewing specific conditions in person, asking questions and obtaining advice greatly magnify the overall benefit to you.

A home inspection is a fact finding mission in which the inspector is your hired advocate. You and your inspector are there to learn as much as possible about the condition of the property and to jointly engage in the discovery process.

Prior to the inspection, most buyers make a purchase offer based upon a 15 minute walk through or run through. At that point, they know very little about a very expensive commodity. The home inspection provides buyers their only opportunity to slowly and methodically view and consider the object of their investment. During the inspection, they have time to voice questions and concerns as they evaluate their prospective purchase. Buyers have been known to point out conditions the inspector might otherwise have missed.

Buyer attendance enables the inspector to fully explain the meaning and importance of each condition noted in the inspection report. When buyers are not present at the inspection, conditions noted in the report must be read and interpreted without explanation. Lacking a verbal review of the findings, a buyer may overreact to minor disclosures, while failing to appreciate the importance of more serious ones. - continued

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The on site review provided by an inspector may be the most informative aspect of the entire home inspection process. If circumstances prevent a buyer from attending the inspection, a telephone conference with the inspector is strongly urged. See you at the next inspection!

A Little Understanding

This column will try to touch on terms that might not be well understood. In this issue we will focus on plumbing. The term is "Cross-Connection". This is described as any connection, physical or otherwise, between the potable water supply system and any plumbing fixture, appliance, receptacle, equipment, device or tank, through which it may be possible for contaminants to enter into any part of the potable water systems under any condition. It's kind of technical, but I hope this sheds a little light. As always, if you have a question, give us a call!

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Now you can come visit us on the internet! You can find us at: www.schultzinspect.com. You can learn more about our services, information, frequently asked questions and much more. Check it out!

10% OFF!

For a limited time, we are offering 10% off of your home inspection bill. Just mention code NL2154 when calling and arranging your home inspection. This offer good until February 15, 2004.



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