



## For Your Protection Get a Home Inspection

### **Why a Buyer Needs a Home Inspection**

A home inspection gives the buyer more detailed information about the overall condition of the home prior to purchase. In a home inspection, a qualified inspector takes an in-depth, unbiased look at your potential new home. You can hire your own inspector. A typical inspection costs between \$350-\$600.

#### **INCLUDING**

- **Evaluating the Physical/Structural/Mechanical Condition of the Home**
- **Inspections can include Radon, Lead Paint, Mold and Chimney – additional charges from standard home inspection.**
- **Identifying Items that Need to be Repaired or Replaced**
- **Estimating the Remaining Useful Life of the Major Systems and Equipment in the Home**

### **Appraisals are Different from a Home Inspections**

Appraisals are for lenders. Home inspections are for buyers.

#### **APPRAISAL REQUIREMENTS**

- **Estimate the market value of the house**
- **Make sure that the house meets FHA minimum property standards/requirements**
- **Make sure that the house is marketable**

### **Be an Informed Buyer**

It is your responsibility to be an informed buyer. Be sure that what you buy is satisfactory in every respect. You have the right to carefully examine your potential new home with a qualified home inspector. You may arrange to do so before signing your contract or do so after signing the contract as long as your contract states that the sale of the home depends on the inspection.