

## DO I NEED A HOME INSPECTION?

Purchasing a home may be the largest investment you will ever make. To ensure that you make an informed decision you should consider a home inspection.

A home inspection is a complete, in-depth visual evaluation of the structural and mechanical components, both inside and outside of a property. It will be a very thorough exploration and if any flaws are discovered they will be pointed out so that attention can be paid to them.

A professional home inspector should be an objective voice. They should be able to provide the information needed for you to be ensured that the property is structurally and mechanically Sound, safe and free of health risks.

The home inspector will provide a Buyer with a written report at the end of the inspection and tips and other useful information, during and directly after the inspection, to help protect your investment.

A request to have a home inspection is written within an offer to purchase and asked of the Seller to allow it to take place. A timeframe is established and it customarily will be performed within 7 – 10 days of an accepted offer. If defects are discovered at the home inspection, and the Seller has been given the right to cure the defects in the offer to purchase, the Buyer provides notice of the defects requested to be cured to the Seller. Buyer may also be able to negotiate with the Seller to have them remedied. Notice to the Seller of any negotiation necessary from the inspection must be complete within the agreed upon timeframe.

Home inspections are reasonably priced and depending on the condition of the property, it's size and age will range in price from \$250.00 - \$350.00.

Home Inspectors must be certified by the State of Wisconsin.

A home inspection is a wise decision. It will aid in providing you peace of mind during the purchasing process and with the knowledge a Buyer gains, will preserve the value of your home after.