

# *Home Inspections*

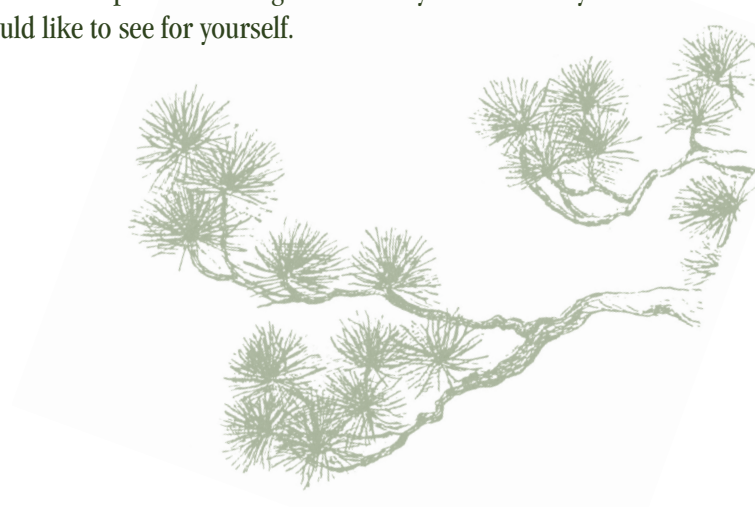
## Top to bottom, inside and outside

When it's time to buy or sell a home, a smooth transaction is the goal for all concerned. Awareness of the condition of the home and its systems will insure peace of mind and allow all parties to make educated decisions. Buyers will be informed of the condition of the purchase. Sellers will increase the home's marketability and eliminate last minute repairs that slow down the selling process.

A home inspection's purpose is to reduce the risk involved in a real estate transaction. It cannot eliminate all the dangers, but a professional can identify problems that the consumer may not. An inspection will definitely better inform you of a home's condition before you buy or sell. Even a new home may have structural or mechanical problems that can be revealed by a professional home inspector. A thoroughly trained and certified home inspector can provide a thorough, in-depth visual examination of the structure and operating components of the home.

## Inspection Report

When the inspection is complete, the inspector will prepare an inspection report that contains details on the condition and components from the roof to the basement. It explains how things work. Major and minor deficiencies are listed, as well as how to remedy minor deficiencies. Major expenditures coming up are pointed out. Helpful home preservation tips are also included in the report. The inspector will review the report with you and discuss the findings. Your questions are welcome and encouraged. The inspector will be glad to show you areas that you would like to see for yourself.



The New Hampshire standard sales agreement requires the buyer to make arrangements and pay for the cost of inspections. In addition to a general building inspection, buyers may also require additional inspections. The most common are sewage disposal, water quality, radon in the air, radon in water, lead paint, pests, and hazardous waste.