

5 Reasons
Why You
Should
Inspect
Before You
Invest!



Inspected once, inspected right!

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5 REASONS WHY YOU SHOULD INSPECT BEFORE YOU INVEST!

PEACE OF MIND

A home is one of the largest purchases and investments in anyone's lifetime. The costs associated with buying a home are not cheap by any stretch of the imagination. One of the most important reasons to have a home inspection performed when buying a home is the wealth of information you can gain. The primary purpose of a home inspection is to make sure the home is, for the most part, a very solid and safe home. By waiving the opportunity to have a home inspection, you may actually be creating additional and unnecessary spending, anxiety, and stress. By performing a home inspection, you will have the added peace of mind getting your money's worth.



SAVE MONEY

A Home inspection can save you from the extra costs that you could incur if you purchase a home that needs significant repairs. If a home inspector indicates the roof or furnace is nearing the end of its life expectancy, it's important for you to know so you can begin to budget for a new roof or furnace. The home inspection is a great tool to help you create a future plan for expenses. Home inspections can help determine where expenses for replacement or upgrades may arise in the future for many components, including:

- Appliances
- Windows
- Roofing
- Air Conditioning
- Electrical
- Plumbing
- Heating Systems

SAFETY ISSUES

The home inspection is the opportunity to thoroughly investigate the home you're potentially going to be purchasing. It's important to understand that a quality home inspector will find some issues with every home, even a newly built home. Some of the issues that are found may not be a big deal while some maybe serious safety issues. It is important for you to be aware of any safety concerns that are present in any home prior to you and your family living in it.

ENVIRONMENTAL CONCERNS

Mold: The worst thing you can do is purchase a home that contains environmental issues, such as mold and mildew. Mold remediation can be expensive, and if you have toxic molds, you can end up with serious health concerns. If there is a water leak in the basement, bathroom or kitchen, the right combination of moisture, warmth and wood can produce mold in as little as 48 hours. Allergies and respiratory issues may follow. A Home Inspection will discover any visible signs of mold and mildew within a home. This would save your family a priceless amount of worry.

HAVE A LAST CHANCE TO WITHDRAW YOUR OFFER

A home inspection documenting deficiencies gives you one last opportunity to reconsider whether this home is right for you. One final chance to back out of your offer.

TIPS FROM THE HOME INSPECTOR EXPERT



Tip #1

Have your home inspected by a certified Home Inspector. This cost is well worth your money. A home inspection will provide a wealth of knowledge and insight into your home's structural components, grounds, roof, exterior surfaces, electrical, plumbing, and the heating and cooling systems, just to name a few things. If there are conditions in any of these areas, your repairs could be costly. Know what you are buying. This is the first and most important Tip.

Tip #2

Don't wait until you have a home emergency to try and find your gas or water shutoff valves. This valve is usually in the basement or on an outside wall in a utility area of the house. The main shutoff valve allows a full flow of water through the pipe when it's open. Turning off this valve (by turning it clockwise) cuts off the water supply to the entire house.

Tip #3

Do not overload your outlets beyond the maximum power they can withstand. Most modern residential circuits are 15 or 20 amps, so we're looking at a max load of either (15A x 120V =) 1800 watts or (20A x 120V =) 2400 watts before the breaker trips. The breaker will be labeled either 15 or 20 amps. Electrical devices that are built to put out heat, like space heaters and hair dryers, tend to use more power than other devices. Devices like these may overload a circuit, especially one that's already reaching its maximum amperage allowance.