

HOME INSPECTIONS

When purchasing a home, you have an option of having a professional inspection completed. A home inspection is recommended to make sure you're getting your money's worth in the home you choose.

A professional inspection is a comprehensive visual examination of your home's major structural, mechanical, and electrical components. Generally, a home inspection is completed after a purchase offer has been made. However, make sure your offer includes a clause which states your purchase offer is contingent on the findings of a professional home inspector.

Generally, an inspection report will include an examination of:

Roof	Built-in appliances	Hot water heater
Attic	Plumbing	Fireplace
Basement Dryness	Heating Systems	Chimney
Foundation	Interior Electric	Insulation
Siding	Gutters	Driveway

After completing the inspection, the inspector will provide you with a written report summarizing his findings. A professional home inspection is a valuable thing. It can tell you if and where the house needs work and whether or not you should consider asking for a price concession to cover necessary repairs. The report may also be used as a reliable statement to the house's condition if you decide to resell the home.

A professional home inspection takes the guess work out of buying a home and can give "peace of mind" as to it's general condition

What to look for when choosing a Home Inspector

Background

Experience in construction or remodeling fields to better understand how homes are put together, mechanical systems and how they interact with each other.

Training

Did the inspector take some initial specific training for the home inspections and does he participate in continuing education? Does the inspector hold any professional certifications?

Commitment

Is the company a legitimate full-time business? Is it properly insured? Are they willing to accommodate your busy schedule so that you can participate in the inspection? Professional inspectors do not solicit repair work as a result of their inspections.

National Organizations

Many national associations require a review of the applicant's credentials, evidence of training and experience to conduct professional home inspections before an individual can become a regular member. Inspections and reports should be performed and prepared in accordance to National Standards and Codes of Ethics.

Reports

Is a Pre-inspection contract presented and explained, highlighting what the inspection will include and what it doesn't include? Are confidential written reports provided promptly and are they informative or simply a check sheet? How informative will a check sheet be after you move in and have a question about the conditions observed during the inspection?

Rochester
585-944-5776

Buffalo
716-565-0076

Syracuse
315-474-5776



www.FulmerHomeInspections.com

Mark@FulmerHomeInspections.com

Jennifer@FulmerHomeInspections.com

