

What Is A Home Inspection?

In essence, a home inspection is a visual examination of a house and property. When performed by a qualified professional, it includes:

- A thorough visual inspection of the structure (inside and out, from foundation to roof).
- An examination of all major systems.
- An objective evaluation of the condition of more than 400 items (NHI Services inspects over 500 items).
- A printed report covering all findings and identifying potential concerns.

Who Needs A Home Inspection?

- **You do if you are shopping for a home.**

A home inspection can help you avoid costly and unpleasant mistakes and provide peace of mind. It will help you identify the house that is right for you, and alert you to potential concerns prior to closing the deal. It also will teach you about your home and its operating systems.

- **You do if you want to sell your house.**

A pre-marketing home inspection provides the seller with an objective evaluation of the home's condition before the house is put on the market. Consequently, you are provided with guidance in preparing your house for maximum sales appeal. A home inspection not only encourages a faster sale and a better price, it also helps ensure compliance with disclosure requirements.

- **You do if you are a homeowner.**

Even if you do not intend to sell your home, a thorough inspection of your house and property every four to five years can yield significant returns. First and foremost, a professional inspector can identify conditions that may be present or may lead to safety hazards for family members. Furthermore, periodic inspections can help detect potential problems early, before they become severe and costly.