



## **Sunday Column**

**By Kim Bragman, 2020 Chairman**

**6/07/2020**

### **How a home inspection can help save you from surprises after you buy**

After crunching the numbers, searching your favorite neighborhoods, and weighing the pros and cons of each property you've seen, you've chosen a home that seems like the perfect fit for you. While it may be "perfect" when it comes to location, price, or features, it's now time for you to find out about the home's imperfections before you hand over your hard-earned cash.

Properties are composed of many complicated components, such as heating and cooling systems, electrical wiring, plumbing, a roof, siding and much more. A licensed inspector can provide a good assessment of the overall condition of the home and its parts. As a buyer, here's what you need to know about getting a home inspection.

#### **What is a home inspection?**

A home inspection is a visual examination of the structure and systems of your home. A typical inspection covers the electrical, heating, and air-conditioning systems; plumbing; roof; interior walls and ceilings; insulation; windows; doors; fireplace and chimney; appliances; and foundation.

#### **Why should I get an inspection?**

Once you're armed with an inspection report from a qualified inspector, you can make a more informed decision about purchasing, which may mean you proceed with the transaction as planned, ask the seller to make some repairs or concessions or terminate the sales contract.

Sometimes a seller will perform her own inspection to provide information to potential buyers. Even if a seller has already performed an inspection, it might be in your best interest to have a buyer's inspection completed. Your inspector can confirm the seller's inspection report or may find additional items that might need attention.

#### **When should I have the inspection?**

You will want to contact a home inspector right after you sign a purchase contract. That way, you can schedule the inspection before the contract's termination option period expires. This approach enables you to follow up on any problems uncovered by the inspector. And if you find something you can't live with, you're within your rights to terminate the contract without penalty. Your San Antonio area REALTOR® can advise you on the timing of your home inspection and answer any questions you have about the termination option in your contract.

It's unlikely that you'll find a home without any problems—even newly constructed properties typically have flaws. Even so, a home inspection can make you a better-informed homebuyer. Once you know the condition of your dream house, you and your REALTOR® can discuss how to proceed.

For more information on buying or selling your home visit [SABOR.com](http://SABOR.com) and use a San Antonio area REALTOR®.

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