



Sunday Column

By Cher Miculka, 2021 Chairman

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What Buyers Should Know About a Home Inspection

Once you've reached the inspection phase in the home-buying process you may feel like everything is perfect, however a home inspection can be a nerve-racking time. To ease your concerns during the home inspection process, keep these things in mind.

What is a home inspection?

A home inspection is the real estate version of a routine check-up. The inspector is there to assess the physical wellbeing of a home and to determine any underlying symptoms of a potential problem.

What will the inspector look at?

The inspector is there to check out all aspects of the home, both inside and outside. You can expect the inspector to check the roof, the attic, the exterior of the home, including a deck or patio. The inspector will also look over the electrical system, the plumbing, the air conditioner unit, and even your windows and water heater.

How long will the inspection take?

No two inspections are the same. The duration of the inspection depends on the home's condition as well as the home's size. You can expect the inspection to take several hours, maybe even a few days if you need additional specialists.

What happens if the inspector finds a problem?

Remember that no home is completely perfect. A home inspector may find small issues that need to be fixed, like a leaky faucet or a big issue like a damaged roof. It is important to rely on your REALTOR® in this process. They will be able to point you in the right direction and help you negotiate repairs with the seller, if that is what you choose to do.

If a home seems to have more issues than you are willing to take on, your REALTOR® can help you through the process of considering your next options.

For more information on buying, selling, or leasing your home in the San Antonio or surrounding areas, visit SABOR.com and use a REALTOR®.

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