



A House to Home Property Inspection  
"Inspect Before You Buy"  
951-686-3155

### What is A Home Inspection?

A House to Home Home Property Inspection is an objective visual examination of the physical structure and systems of a home, from the foundation to the roof and all components in between. Having a home inspected is like giving it a physical check-up. If problems or symptoms are found, we may recommend further evaluation.

### Is A Home Inspection Necessary?

You should learn as much as possible about the condition of the property and the need for any major repairs before you buy. Having a home inspection can minimize unpleasant surprises and difficulties after close of escrow. Of course, a home inspection also points out the positive attributes of a home, as well as the necessary maintenance to keep it in good shape into the future. After the inspection, you will have a much clearer understanding of the property you are about to purchase.

If you are already a homeowner, a home inspection may be used to identify problems in the making and to understand preventive measures that can avoid costly future repairs. If you are planning to sell your home, you may wish to have a seller inspection done before placing your home on the market. This will give you a better understanding of conditions that may exist, and an opportunity to make necessary repairs at your pace while getting all that you can for your home.

### When Do I Request an Inspector?

The best time to consult the inspector is right after you've made an offer on your new building. The real estate contract usually allows for a grace period to inspect the building. Ask your professional agent to include this inspection clause in the contract, making your purchase obligation contingent upon the findings of a professional inspection.

### It's Brand New, What Could Be Wrong?

It is not good business to forego a home inspection on a new construction, regardless of how conscientious and reputable your homebuilder. No home is totally free of defects. The construction of a house involves thousands of details and no general contractor can possibly oversee every one of these elements.

### Can A House Fail an Inspection?

No. A professional home inspection is an examination of the current condition of the home you are considering. It is not an appraisal, which determines market value, or a municipal inspection, which verifies local code compliance. A home inspector, therefore, will not pass or fail a house, but rather describe its physical condition and indicate what may need repair or replacement at the time of inspection.

### Do I Need to be There for the Inspection?

It is not necessary for you to be present for the inspection, but it is highly recommended. You will be able to observe the inspector and ask questions directly, as you learn about the condition of the home, how its systems work, and how to maintain it. You will also find the written report easier to understand if you've seen the property first-hand through the inspector's eyes.

### What if the Report Reveals Concerns?

No house is perfect. If the inspector identifies problems, it doesn't necessarily mean you shouldn't buy the house, only that you will know in advance what to expect. A seller may adjust the purchase price or contract terms if major problems are found. If your budget is tight, or if you don't wish to become involved in future repair work, this information will be extremely important to you in the decision making process.

### Real Estate Owned/ Bank Properties

Don't let a great purchase price on a REO/bank owned property blind you to potentially costly damage and necessary repairs. Having an inspection is always advised, but it is absolutely critical that a professional inspection is conducted on these properties. Bank disclosures are typically a blank piece of paper with the properties sold "AS IS". The savings on the purchase can quickly be spent on immediate and necessary repairs. It is always a good idea to verify that utilities (gas, water, and electric) have been turned on.