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TRIPLE M LLC

Residential Home Inspections

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What is a Home Inspection?



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Inspection Services

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What really matters on a home inspection?

Buying a home? The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories:

Major defects. An example of this would be a structural failure.

Things that lead to major defects. A small roof-flashing leak, for example.

Things that may hinder your ability to finance, legally occupy or insure the home.

Safety hazards, such as an exposed, live buss bar at the electric panel.

Anything in these categories should be addressed. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Keep things in perspective. Do not kill your deal over things that do not matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure or nit-picky items

What a Home Inspection Is NOT

A residential home inspection is not a code compliancy check!

The residential building code changes (updated) every 3 years. Homes built this year may or may not be "code compliant" next year. Unless there is a major life safety reason to upgrade an existing home it does not have to be compliant with the current code.

A residential home inspection is not a pass or fail test!

A septic test is a pass/fail test: either it works or it doesn't work. With a home it's not as simple as pass / fail. All homes require maintenance and should have preventive maintenance performed on a regular basis. Unfortunately most homes do not have this maintenance done. A home inspection will help you determine if the home has been maintained or to what extent maintenance will be needed. Most homes have "issues". These issues can range from major to minor depending on many factors (e.g. climate, construction, maintenance, pests, and people). Some issues can be as small and inexpensive as caulking around the bathtub. Others can be as large replacing the entire bathroom wall and sub-flooring because of not caulking the bathtub.

What a Home Inspection Is

A residential home inspection is to help you, the potential buyer, make an informed and wise decision on one of the largest purchases you will make. When you go to buy a used car, you can see if the car looks nice and whether or not you like it, but it would be wise to have a mechanic or someone familiar with all aspects of automobiles look under the hood, listen to the engine, check the brakes, look at the tires and suspension, etc.

This is basically why you hire a home inspector. Their job it is to know the workings of a house and the proper maintenance of it, not just legal codes. They will be able to spot areas of present and potential concern. Remember, a home is probably the single largest purchase you will make. Since your home is where you will spend much of your life, it should be safe and secure, and a home inspection will help to assure that it is.

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