



**KELLER
WILLIAMS**[®]
CONSULTANTS REALTY

HOME INSPECTION

When selling your property, you will more than likely have a professional home inspector conduct a thorough inspection. The inspection will include the following:

- Appliances
- Plumbing
- Electrical
- Air conditioning and heating
- Ventilation
- Roof and Attic
- Foundation
- General Structure

The inspection is not designed to criticize every minor problem or defect in the home. It is intended to report on major damage or serious problems that require repair. Should serious problems be indicated, the inspector will recommend that a structural engineer or some other professional inspect it as well.

Your home cannot “pass or fail” an inspection, and the inspector will not tell the buyer whether he/she thinks your home is worth the money they are offering. The inspector's job is to make the buyer aware of repairs that are recommended or necessary.

You, the seller, may be willing to negotiate completion of repairs or a credit for completion of repairs, or the buyer may decide that the home will take too much work and money. A professional inspection will help the buyer make a clear-headed decision. In addition to the overall inspection, the buyer may wish to have separate tests conducted for termites or the presence of radon gas.

I recommend you not be present at the inspection. You will be provided a copy of the inspection report, and know exactly which areas need attention. Also, being present only creates anxiety for the seller.

Remember, there is no such thing as a “perfect” house. So, be prepared to deal with issues that may be addressed in the home inspection report.

