

What is a Home Inspection?

The Home Inspection is a visual examination of the physical structure, major components, and the mechanical systems of a home. The Inspection is a reasonable and unbiased effort to disclose the conditions existing at the time of the examination, by an experienced and neutral third party.

Why Have A Home Inspection?

The Purchase of a home is the single largest investment that most people ever make. The primary **purpose** of the Inspection is to inform the buyer of any readily visible **major defects in the mechanical and structural components**, and to disclose any significant health or safety issues.

What is a Major Defect or Significant Safety Issue?

A "major defect" or "significant safety issue" will typically meet on or more of the following conditions.:

- It significantly affects the habitability of the home or the operation of its major systems;
- Its presence or absence in the home is hazardous to either the occupants or the property itself;
- Although the system is operations, it is not functioning as originally designed or intended; or
- The repair or replacement of this item may be expensive and could cost over \$500

Who is the Inspector's Client?

The Inspector has a fiduciary responsibility and contractual liability to whoever has paid him to perform the examination. It can be the buyer, seller, lender, or even the REALTOR, but most frequently his client is the home buyer. This means that the Inspection Report cannot be discussed with anyone or released to anyone other than the client without the client's express consent.

