

For Your Protection: Get a Home Inspection

Name of
Buyer(s) _____

Property
Address _____

Why a Buyer Needs a Home Inspection

A home inspection gives the buyer detailed objective information about the condition of a home -- information you need to make a wise decision. In a home inspection, a qualified home inspector takes an in-depth, unbiased look at your potential new home to:

- evaluate the physical and mechanical systems and major components
- report on those systems and components that are not functioning properly, are significantly deficient, unsafe, or are near the end of their service lives,
- make recommendations to correct, or monitor for future correction, the deficiencies reported.

Appraisals are Different from Home Inspections

Appraisals are for lenders; home inspections are for buyers. The lender does an appraisal for three reasons:

- to estimate the value of a house
- to make sure that the house meets minimum property standards
- to make sure that the house is marketable

Lenders do not Guarantee the Value or Condition of Your Home

If you find problems with your new home after closing, the lender or bank will not give

or lend you money for repairs, and will not buy the home back from you. That's why it's so important for you, the buyer, to get an independent home inspection. Ask a qualified home inspector to inspect your potential new home and provide for you the information you need to make a wise decision.

What Goes into a Home Inspection

A home inspection gives the buyer an impartial, physical evaluation of the overall condition of the home and items that need to be repaired or replaced. The inspection gives a detailed report on the condition of the structural components, exterior, roofing, plumbing, electrical, heating, insulation and ventilation, air conditioning, and interiors.

Be an Informed Buyer

It is your responsibility to be an informed buyer. Be sure that what you buy is satisfactory in every respect. You have the right to carefully examine your potential new home with a qualified home inspector. You may arrange to do so before signing your contract, or may do so after signing the contract as long as your contract states that the sale of the home is contingent upon the inspection.

HOME INSPECTORS IN NEW YORK STATE:

- Must be licensed by the NYS Department of State to perform home inspections
- Shall comply with the Home Inspector Code of Ethics and Standards of Practice under the law.
- **I/we understand the importance of getting an independent home inspection. I/we have considered this before signing a contract with the seller for a home.**