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**A home inspection is a wise investment**

By Buzz Currie

The previous article outlined the scope of a home inspection. This week we will look at the different situations where an inspection could be a wise investment.

**PURCHASER:** You may prefer older homes to new houses because you want a mature lawn and garden or "everything finished". You may be so impressed with some cosmetic feature of the home that you can overlook some physical fault, like a wet basement, or an inadequate electrical system.

A home purchase is usually the largest financial transaction the average family will ever make. A top-to-bottom inspection is the best assurance that your dream home will not turn into a nightmare. It is now common in major centres to include an inspector's approval of the property as a condition of sale. When purchasing a home, the inspection is typically conducted after the contract is signed, provided the contract contains the inspection clause.

**VENDOR:** If you are listing your home for sale, you may want to consider having a home inspection report to show prospective buyers. A home inspection will provide you with an unbiased condition report that will give you an opportunity to amend some of the flaws that you were not aware of and thus increase the value of your home. In the meantime, you will be showing buyers that you are up front with them and they will know what they are getting for their money. It could be the edge that closes the deal.

**RENOVATOR:** You may be planning to renovate your home. A new sunroom or new recreation room may be what you have in mind. You may have a limited amount of money to spend on your dream. But, what if your home

**House and Home**



needs updated wiring or new plumbing? The money that you put into your dream may not be recovered at sale time if a major technical update is needed to make your home marketable. Renovate or technical update? Perhaps a home inspection could help you make these important decisions.

**SENIORS:** You may not have had your home checked for a number of years. Your mechanical systems may be out-of-date or in need of major repair. A minor problem could become a very expensive major repair if not corrected in time. There could be a condition that may become dangerous if not remedied or removed. A home inspection will provide you with up-to-date information and advice. You will know the condition of your home and you will be able to make informed decisions when someone knocks on your door to sell you new roofing, siding, or a new paved driveway.

The next article, in two weeks, will deal with roof inspection.

Buzz is an Associate Member of the Ontario Association of Home Inspectors and operates House and Home Inspections Limited. Call 877-9475 if you have any questions or suggestions for future articles.

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