

MOORE INSPECTION GROUP

DENNIS L. MOORE

Inspection Services for the Home Buyer

What Really Matters

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:

1. Major defects. An example of this would be a structural failure.
2. Things that lead to major defects. A small roof-flashing leak, for example.
3. Things that may hinder your ability to finance, legally occupy, or insure the home.
4. 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. Don't kill your deal over things that don't matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.



Why Choose Moore Inspection Group?

I started out in the home construction business over twenty-five years ago working for a high-end custom home builder building homes from foundation to finish. From there I went to work in the wood industry retiring after twenty years of service varying from production supervisor to human resource/environmental and safety manager to new product development. I recently completed building my own custom home. My considerable knowledge of the building process — from materials to methods — brings an uncommon depth of thoroughness and professionalism. To further this knowledge, I have been certified by the National Association of Certified Home Inspectors (#04011432). NACHI requires all members pass their entrance exam, complete yearly continuing education, and ethics and standards of practice testing. For more information on NACHI, visit their web site at www.NACHI.org.

What Can the Buyer Expect?

A home inspection is an objective non-invasive visual analysis of a home's structure and systems as they exist at the time of the inspection. The report will review the condition of the various systems of the home from the roof to the foundation. My reports are detailed and include photographs to illustrate current conditions. I will meet with the client at the conclusion of the inspection to discuss my findings.

A home inspection is not protection against future failures; it is not a code inspection; it is not an appraisal and it is not a warranty.

All homes have problems. Solutions can vary from a simple fix to a more complex remedy. Having a home inspection allows the problem to be addressed before the sale closes.

