



sample_report_mcclure_home_inspections.pdf
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Pre-purchase inspection:

Is the disclosure the seller providing 100% accurate? Do you trust them? An inspection fee is pocket change compared to the amount of money you will spend on a home.

A home inspection will reduce the fear of unexpected costly problems by identifying deficiencies and documenting them in a well-written report. This will allow you to make a well-informed decision on your purchase.

A home inspection may assist you at the bargaining table by allowing you to negotiate the best possible price and could potentially save you thousands of dollars.

Understand what you are purchasing and know what you are getting. Do you test drive a car before you purchase it? I certainly do!

Pre-listing inspection:

Pre-listing inspections benefit all parties involved, and they are gaining in popularity. Selling agents are given time to help the seller decide what areas to work on to improve the homes appeal. They help the agent set the seller's price expectation and can be used to substantiate a higher asking price. Agents will have fewer issues to negotiate at the 11th hour, and buyers may even waive their inspection.

Sellers can choose who they want to perform the inspection and assist in providing details of equipment maintenance, supply dates of improvements and explanations for current conditions. They will gain more time to make repairs and compare bids on work to be done and can truly provide full disclosure to their potential buyers. Buyers' benefits include receiving a third-party review of the home's condition before making an offer and can assist in procuring financing. The inspection can remove doubt regarding initial concerns and may reduce the stress associated with purchasing a home.

Pre-warranty expiration Inspections:

Warranty inspections are performed around the 11th month of the builder's one year warranty. The inspection is performed to verify that proper techniques and various components were properly installed. My role is to provide you with an impartial, independent inspection that will cause the builder to make repairs before he is no longer obligated. My report will, of course, include pictures of defects to help illustrate recommendations and assist with easier negotiations.