

Do I need a home inspection?

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"Do we need to hire a home inspector to have our property inspected? Is this an unnecessary cost no matter buying a home or an existing home owner? They only say to have the further investigation." Probably these are the questions people normally ask themselves. As a home inspector, most time I convinced my friends who asked the same questions. They agreed with me although they joked me for this is my business. I would like share my points of view with you and see if we can get any new ideas.

First, I would say the acknowledgement discrepancy needs the home inspected. Many people come to BC do not have as much understanding of the local popular wood structure building as that of masonry & concrete in their original residence most chance Condos. (the comparison of the structures will be talked in another writing, you may find more information on [www.comforthomereview.com](http://www.comforthomereview.com)). Speaking of the concrete or masonry building, most time people do not need to worry about the structure, material and construction. Even the old building without delicate maintenance won't give people too much trouble. In other words, there is not much the individual can do unless go to the court together with other home owners in the same location once something really wrong. That is why home inspection is unfamiliar to them. But in our local area, the resale properties take big portion in the real estate market. Over timer is not unusual. Although the new construction is closely supervised by the government building code & inspectors but mostly focus on the safety other than the details which may decide the value & potential care cost on the property. That is why home inspection is import no matter the new or long term local residents.

Secondly, home inspection can discover the main property deficiency, which helps clients make reasonable decision according their budget and the repairing cost at once or in the near future, as well as assist all parties to market accordingly and find the deal. When the clients get into the real estate market, they face tremendous information to digest and are often under the stress & panic. At this stage, they might miss judge even though they are full of knowledge on the building.

Thirdly, Home inspection can help clients understand the building and perform maintenance in time in order to avoid huge cost once something got really worse. At this point, it is different from the contractors. For example, the home inspector may tell the clients to monitor the roof or fix the worn out part. It will last another 5 years. Instead, the contractor would recommend replacing the whole possibly. The writer had the experience with a 6 year home owner who did not know where the main water shut off is. Fortunately, there was not a water pipe bust. Otherwise, it may cause significant damage on the house.

In all, Home inspection is not only to look for the defects but as the writer wishes it will help home owner to know the regular maintenance procedure on home for keeping & adding the value on the property.