

Why Have a Home Inspection?

Buyer Beware! You've heard it many times. But we don't want this term to apply to your home purchase. We want to have as much information as possible about the condition of the home BEFORE.....not after you buy it! And we can avoid most of the uncertainty with a good home inspector.

The home inspection is strictly for your benefit.....information to help you make an informed decision. It should not be confused with an appraisal, which is a determination of value required by your lending institution.

Be sure to check out our money-saving [bundle package](#) with our real estate services. Although you are free to use the inspector of your choice, we highly recommend [Best Home Inspections](#). Bernie Eskesen has an engineering degree with 15 years experience as a home inspector. What I like about him is.....He tells it like it is!

What to Expect

The typical general home inspection should take at least 3 hours to complete, and should include a thorough inspection of the following:

- Foundation and Crawl Space
- Drainage
- Roof and Attic
- Basement and Garage
- Plumbing System
- Electrical System
- Walls, Floors and Doors
- Kitchen and Appliances

Although the inspector will check the appearance & air temperature of the heating/air conditioning system, it's advisable to order a separate inspection by a qualified HVAC service contractor.

We recommend that you accompany the inspector. You will be able to ask questions and see any problem for yourself.

Always determine if you would like additional inspections such as [mold](#), [radon](#), or water quality. A [pest inspection](#) is required, but is usually the responsibility of the seller.

Considerations for Choosing an Inspector

- Exactly what he does and does not inspect?
- Does he work full time as an inspector?
- His education, qualifications and licensing?
- Does he carry errors and omissions insurance?
- Is he willing to provide references?
- Is he willing to have you accompany him during the inspection?
- Will he answer all your questions?

[Contact us](#) for any additional information about home inspections, or our special [bundle package](#)....in which we actually pay for home inspection! It's all part of our superior Exclusive Buyer Agency service.



Accent Realty Group

Pam Rumley
Exclusive Buyer's Agent
Broker, CRS, ABR, SRES
409 Shute Lane – Hendersonville, TN
Office 615-826-0305
Direct 615-513-2834

Fax 615-826-0389
Toll Free 1-866-359-2800
pam@pamrumley.com

The agent to call when you need someone to go that extra mile!