

The Benefits of Getting a Professional Home Inspection

Professional [home](#) inspections are becoming an important factor for everyone seeking or planning to buy or sell a [home](#). A [home](#) may look to be in very good condition but if we go through the things that can't be seen with the eye we may find issues that need to be addressed. The need of a professional home inspection is increasing day by day because of increasing litigation due to unknown or undisclosed defects.

A normal individual is not supposed to be the expert of all these technical details. This leads to the need a professional home inspector who inspects the home. A typical home inspection will take several hours to complete. If testing is being done for things such as mold, radon, etc it could take several days to get these results back from the lab.

There are many advantages or benefits to hiring a professional home inspector, some of these benefits are:

Benefits for the buyers

- 1) With a professional home inspection a buyer can calculate the most realistic price of the property he is going to buy. However, in most cases, the inspection is done after negotiating the price. The home inspection results can be used in negotiating repairs or if the repairs are extensive a buyer may want to back out of the transaction if the contract allows it. The buyers can compare the features and drawbacks with the similar properties available in the same condition.
- 2) Ridding the buyer from the stress of legal or documentary formalities as the inspector will provide a written report.
- 3) A Buyer can better guess the possible lifetime of the structure; this will enable him in planning the prospective use of this structure.
- 4) A buyer can better understand the impact of any unknown natural disaster on the home structure.
- 5) This could also save hundreds of dollars by making the buyer aware of repairs needed at the surface, fitting, flooring or roof of the structure as well as electrical and plumbing.
- 6) It satisfies a buyer by familiarizing them with all the maintenance and repair details, well in advance.

Benefits for the sellers

- 1) A professional home inspection gives the sellers a better idea about the current condition of their property. This is most important in cases where seller has not lived in the house and isn't very familiar with it. Such as rental property, inherited property, etc.
- 2) With the better understanding of the main features of the home seller can bargain more confidently about the pricing by making any necessary repairs prior to putting the house on the market.
- 3) Gives you confidence of well-trained, professional helping hands with you.

These benefits of a professional home inspection make this service very popular among buyers and sellers. I suggest working with an inspector who is a member of ASHI, American Society of Home Inspectors. A professional inspection, in the Chattanooga TN area, will cost about \$325 but it's money well spent by either a buyer or a seller.