

## 5 Mistakes That Homebuyers Make

### **Mistake No. 1: Not having new construction inspected.**

*Even experienced homebuyers sometimes make this mistake. They assume that because a home has passed all local codes and ordinances, it must be in good shape. Don't assume your builder, or the contractors, did everything right just because the home passed the required inspections. An inspector is your last line of defense against major defects that could cost you big money.*

### **Mistake No. 2: Choosing an inspector for the wrong reasons.**

*A home is usually the largest purchase you will ever make. It is in your best interest to make sure you know the true condition of the home. Often, buyers just go with the cheapest inspection company. The least expensive person is often the person with the least experience, ability or technical savvy. If you want a referral from your real estate agent, ask for two or three different names, then interview each one to determine who you feel most comfortable with. Ask your agent if they would use this inspector on a home they were purchasing.*

### **Mistake No. 3: Not going along on the inspection.**

*The written report you get from the inspector doesn't give you as clear a picture of the condition of the house as you might think. Buyers who don't go along on the inspection can overemphasize minor problems, or worse, not realize how serious a defect is. You really need to go along with the inspector, ask questions and listen when he gives you his professional opinion on the house. There is plenty of information to be learned that does not belong on an inspection report.*

### **Mistake No. 4: Not following up on the inspector's recommendations.**

*Sometimes, buyers don't follow up on items discovered in the inspection before they close. Often inspectors will recommend buyers get an issue evaluated further, but the buyers wait to do it until after closing. When you wait to have a system evaluated until after closing, it can turn out to be more expensive or a bigger deal than you expected.*

### **Mistake No. 5: Expecting your home inspector to be a psychic.**

*No matter how experienced or skilled your home inspector is, he can't see the future and he can't see what isn't readily visible. Home inspectors cannot predict when an aging system will fail. Sometimes an optimistic homebuyers will think that a system still has a few good years just because there aren't visible signs of malfunction at the time of inspection.*



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