

1. What is a home / property inspection?

The inspection is an important part of the home buying process, a rental process, or just a routine check of your property, to ensure its exact condition or perform any preventive maintenance. This is when a professional engineer reviews your property to find structural, electrical or mechanical flaws. The home inspection is designed to protect the buyers / tenants / landlords etc., by revealing problems they might not have noticed otherwise. It is a "non-invasive" examination of the property, which means the inspector will not cause any damage to the home while inspecting it.

2. Why is the home / property inspection necessary?

Home inspections are not required by law, but they are definitely worth the money. The inspection helps protect your investment / property. It gives you the peace of mind that comes from knowing the true condition of the home. The property inspection also gives you a way to back out of the contract, if the inspector finds something you are unwilling to accept. So in a word, yes. They are necessary.

3. When does the inspection usually take place?

In most cases, the inspection takes place when:

- You are buying a property
- You are about to rent a property
- If you are a landlord and your tenant is leaving the property
- Anytime you would like to verify the condition of your property

You may want to schedule the home inspection as soon as you can, so you can have time to make repair requests. If the inspector uncovers something serious enough to be a deal-breaker, you'll want to know sooner rather than later.

4. Who pays for it?

The person who requests the inspection pays for the home / property inspection

5. How much does a home inspection cost on average?

The cost will vary based on location and the size of the property. You can expect to pay somewhere between 250 – 500 Euros for a property inspection.

6. Do you need a home inspection to get a loan?

In most cases, you don't need an inspection to get a loan related to the property. It's still wise to have the property inspected, whether it's required or not.

7. What's involved in the process?

When the inspector arrives, he will begin examining the home inside and out. This process usually takes 2-4 hours on the property. Within 1-3 working days, you will be provided with a written comprehensive inspection report combined with explanation notes and photographs. Further to the report, we can review any queries or discrepancies found with you. If you are a potential buyer, you then have to decide what you're comfortable accepting, and what you're going to ask the seller to fix, or in the case you are performing the inspection for your own purposes, to get a complete idea of the condition of your building, and any deficiencies that need immediate action to prevent any major issues in the future.

8. What does the inspector look for?

The inspector will look for problems with the property's exterior, roofing, foundation and structure, interiors, attic space, windows and doors, plumbing, heating and cooling (mechanical) system, electrical system, garage, kitchen, laundry room, bathroom, and much more. They cover all parts of

the house or property, including the installed fixtures and built-in components – for example the kitchen appliances, bathroom & kitchen fixtures, security & fire alarms, and other systems.

9. Does the home inspection check for termites?

Not usually. The inspector will tell you if he sees obvious termite damage, but there is no specific termite inspection involved. You would have to use a pest-control company for this service.

10. Does it check for mold in the house?

The inspector will alert you to any visual signs of mold or mildew that he finds. But he won't do a comprehensive mold inspection. Proper mold testing is a specialized service that requires special training and equipment, which is offered separately.

11. How long does a home inspection take?

It depends on the size of the house / property. It might take anywhere from two to four hours.

12. Should I be present for the home inspection?

As the owner or potential buyer of the property, you can definitely be present for the inspection, but it is not necessary.

13. Can the seller attend the home inspection?

Technically, yes. It's their house after all, but it is not required, or necessary.

14. What should I ask for after a home / property inspection, as far as repairs?

You should always consider the cost of the repair work when making these decisions.

It's customary for sellers to fix items that either (A) interfere with the proper function of the home, or (B) pose some kind of safety risk/ hazard.

15. Can you get out of a contract based on home inspection?

Yes, if you include such a contingency in your purchase agreement. We recommend that you put this kind of contingency in the agreement. This allows you to back out of the deal if the inspector finds something that is unacceptable to you.

16. Does the seller get a copy of the inspection report?

No. Not usually. As the buyer, you're the one paying for the inspection. So the report is your property. The only thing the seller gets is your repair request – if you make one.

17. Does a basic home inspection include the pool?

Yes, it is part of the mechanical installation.