



Stoffer Inspections'

Insight

Insight from the Area's Leader in Home Inspections

Stoffer
Inspections, L..C.



Member

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Get Ready

Face it: if your client is selling a home, chances are he will be subjected to a home inspection. But that's nothing to get worked up about. Tell your client that almost every buyer will hire a professional set of eyes to take a close look at the home before going to closing. No big deal!

Of course, the seller may feel more confident about the inspection if he has prepared his home for The best preparation is to take care house's maintenance and upkeep all But here's some spot checking tips y share before the inspection — just f seller's peace of mind:

Mold and Mildew Spots — these a flags that might spell the end to a purchase. Toxic black mold has been making headlines — and that make even more wary of homes that show of mold or mildew. Homeowners sh care of any mold — even the nontoxi — as soon as possible, killing it, fixi source and totally cleaning the area.

Plumbing Problems — Leaks and clogs are an easy fix, and one that should be completed long before an inspection appointment has been made. The inspector will check water pressure by turning on a variety of faucets and flushing toilets simultaneously. He'll also check the washers and dishwashers for leaks or clogs, as well as inspect the septic system for drainage problems. And speaking of water.....

Wet Basements and Crawlspace — Tell the homeowner to take a deep breath — in his basement. If he smells mildew, the basement is too moist. He should check the walls and floors for mildew patches and other signs of dampness. Moisture can deteriorate building materials and attract unwanted pests, so an inspector will be monitoring dampness closely. The homeowner should alleviate the problem by covering exposed earth in these areas to keep the moisture level down. He should also repair leaking basement walls or lower the price of the house to reflect the problem.

Preparing for a Home Inspection



The Stuff On Top — Problems may also occur in the roof, gutters and chimneys. The homeowner should check the shingles or roof covering and replace and repair as necessary. The gutters should be clean and downspouts are positioned so water flows away from the home. The flashing around the chimney should be watertight, and all mortar and bricks should be in good condition.

Electrical Systems — The electrical panel and circuit break configuration will be inspected to assure they meet the needs of the house. For the most part, a 125 amp electrical panel should be sufficient. The homeowner should make sure the individual circuits aren't overloaded, and that receptacles in the bathroom and kitchen are complete with ground fault circuit interrupters (GFI). The inspector will probably test the receptacles to assure they are in proper working order — so the homeowner should make sure they are!

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Problems After Move-In



Sometimes things are not what one expects when one moves into a new home; even one that has been inspected! What should you do if your client finds problems after he moves into their new home?

Even with a home inspection, there are times when new homeowners become aware of previously undisclosed problems. An inspection is not a guarantee that problems won't develop; however, if the problems were visible and ignored in the report, the homeowner should call and meet with the inspector to clarify the situation.

At times mediation is necessary to settle such disagreements. Many inspectors carry Errors and Omissions Liability insurance for such cases. However, legal action should be considered only as a last resort. 🏠🏠🏠

Who's Handy at Home

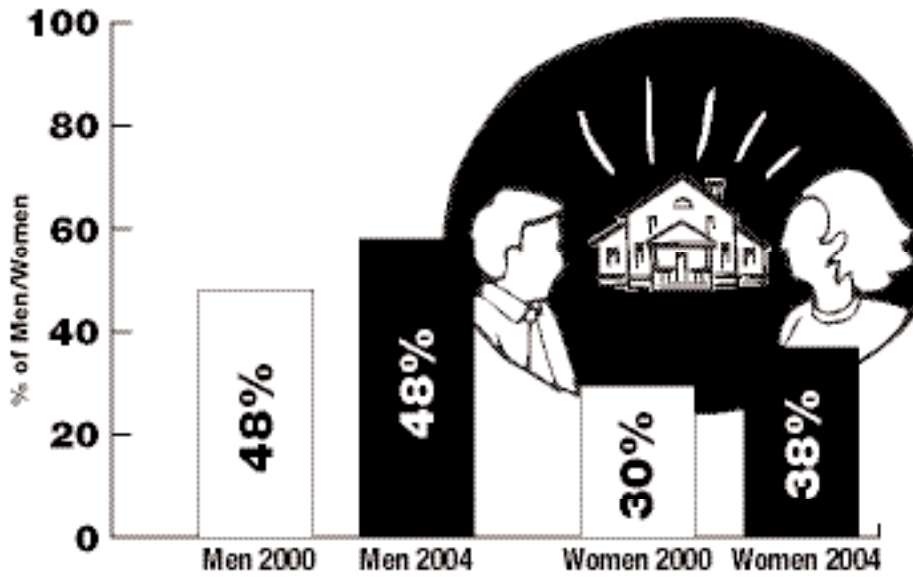
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Other Systems — Advise your client of the other systems that may be checked during a routine inspection. These include the heating and cooling systems, the foundation and structure, and appliances and smoke detectors.

The homeowner should be encouraged to do everything he can to get the home in decent condition before the inspection takes place. In any case, he should be aware that most reports include some negative statements. After all, no home is in perfect shape.

But he shouldn't get upset about these statements. After all, the inspection report is not a wish-list for buyers. Instead, it's just a "heads up." The contract probably states that systems should be in good working order. A leaking roof is not in good working order — but may be with a simple repair. An older roof may not be "desirable," but as long as it's not leaking, it may satisfy the contract.

The homeowner should also be aware of his rights when it comes to repairs. Some contracts are written "as is" leaving the homeowner under no obligation to make repairs. Others use the inspection report as a starting point for negotiation. Inform your client of his rights and responsibilities to make the inspection — and subsequent discussions — go as smoothly as possible. 🏠 🏠 🏠



This newsletter contains basic information on the home and general topics of interest. Due to the variations in homes, individual recommendations require a comprehensive evaluation. To reprint any article in this newsletter, please contact our office. © 1996-2006. Inspection Marketers, Inc.. All rights reserved.

Stoffer Inspections, L.C. Information

Dave Stoffer provides inspections and is able to explain them to all clients on the most common terms. Stoffer Inspections, L.C. provides 3-D computer generated narrative reports that are both quick and comprehensive. My service also provides digital photography services for complete record keeping. Each Home Inspection includes an evaluation of roofing, electrical, heating and a/c, built in appliances that stay with the home, plumbing and visual structure. Radon screening and septic system inspections are available.

Dave is a certified member of the American Society of Home Inspectors (ASHI) #11750, a charter member and former board member of the Great Plains Chapter of ASHI, and a member of the Pro ASHI Chapter. To obtain certification, members must perform a minimum of 250 home inspections and pass a series of written tests that cover both mechanical and structural aspects of a home. Once certified, members must maintain at least 20 hours of continuing education each year. All of these requirements ensure that your clients will receive a through, experienced, ethical and knowledgeable home inspection.



Certified Member of the
American Society of Home Inspectors

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Meet Your Home
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