



## Realtor's Insight By...

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### **Home Inspections & Results!**

Everyone knows how important it is to make the offer on your purchase "subject to a property inspection". Here are a few things to do or to avoid during this important step:

- Do not have a friend of relative conduct the inspection unless they are a certified home inspector.
- Call 2 or 3 inspectors and pick the one you are most comfortable with in terms of price and services offered.
- Make sure the inspector is a certified building inspector having completed an accredited course of study in the home inspection field.
- Do not invite the whole family to the inspection. Rather, ensure only you and your spouse are available.
- Usually the inspector will ask you to attend the home for the last hour or two of the inspection and some will encourage you to come for all of it.
- Unless you are purchasing a new home, do not be disappointed with regular maintenance neglect – the home has been lived in and will likely have battle-scars!
- Keep in mind that when the price of the home is established, its' age is a prime consideration, and with "age" this means things will likely need to be done. Hot water tanks have a lifespan so don't expect the seller to pay for a new one if the Inspector says it's only good for another "couple of years". On the other hand, if the gas furnace is spewing carbon monoxide or the roof has failed and was patched poorly, perhaps its time to re-negotiate the price or move onto another house. Most buyers are stretching financially to begin with and rarely would these types of large immediate expenditures form part of the Buyer's budget. Sometimes, the Seller may be just as surprised and may offer to share the expense in order to keep the deal moving ahead.
- If you're looking for a Building inspector, give me a call and I will be happy to recommend one.

**For a Free, No Obligation, No Nonsense  
market evaluation of your home call me today at**

**250.486.4350**



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