

Home Inspections

It is important to note and understand the following. You are making an offer on the home as you see it. We will assume that those things we cannot see, such as electrical, plumbing, heating, foundation and general property condition to be in good condition.

I will beg you, though, to hire a home inspector service to carefully make an inspection of the property to make sure there are no hidden problems or concerns. A home inspection report will normally be broken down into three categories:

1. Health/Safety items
2. Repair items
3. Who cares items

Health/Safety items, will in most cases, have to be fixed in order for the lender to loan money against the property. Repair and 'who care' items generally do not need to be addressed. That being said, it is still possible for these lesser items to be addressed by the seller. If there are cosmetic items you want addressed, then we need to make these issues part of the "terms" in our offer. My advice, then, is to make these items known in your original offer and that you want these items to be addressed by the seller as part of the contract, separate from and additional to the home inspection.

Some home inspectors confuse the issue by including cosmetic issues when in fact they need only be concentrating on hidden, major defects. This one tip may have just saved you a lot of heartache, money, time and maybe even your whole deal!

The following is a partial list of home inspection services that past clients have used. This is not to be taken as an endorsement of any home inspection service over another. It is only intended to give you some reference point as to your selection of a home inspection service.

ANCHORAGE / Eagle River

HouseMaster (<https://housemaster.com/>)

Building Inspection Co of Alaska

Karan - 907-346-9190

907-272-7784

VALLEY

Alaska Home Detectives (<http://alaskahomedetectives.com/>)

Sommer Enterprises Home Inspections (www.sentinspections.net)

907-982-1665

907-841-0188

Note: If this article generates additional questions or a need for additional information, the following button will allow you to ask your question(s), request additional information or make comments. It is not my intent to bug you with unwanted phone calls, emails, or text messages! It is my intent to allow you to benefit from my 35+ years real estate activity and to give you a buying experience beyond your expectations!

Questions / Comments