

What Does My Inspection Cover?

A home inspection should not to be confused with:

- an appraisal,
- a building code inspection, or
- a guarantee or warranty of any kind as to the value or physical condition of the property.

There are certain risks inherent in the purchase of any property.

Home inspections are naturally limited in their scope and depth, as home inspectors may be limited in their ability to visually identify certain hidden or latent defects; or external conditions such as weather, season, or recent changes to the property that may otherwise render a particular condition unobservable at the time of the inspection.

The home inspector may also be limited by accessibility restrictions to such things as:

- Electrical panels
- Attics
- Crawl spaces
- Furnaces
- Water heaters
- Air conditioners

In short, inspections are important, but they will not identify every potential issue or problem with a property.



HOME INSPECTIONS

What Buyers Need to Know

MINNESOTA REALTORS

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What is a Home Inspection?

Remember,
there is no such thing as
“the perfect home”.

Minnesota REALTORS® recommends buyers obtain a professional home inspection as a part of any buyer's due diligence in the home buying process.

Inspections may reveal potential problems that had not been previously known during a showing or open house, which may influence the buyer's decision to move forward with the purchase of the property.

A home inspection allows buyers to get a more thorough look at the physical structure and the mechanical components of a house.

Selecting Your Home Inspector

A professional home inspection can provide you with an education of the home, as well as a report that identifies systems or components that do not appear to function as intended, pose a safety or health concern, or otherwise may need a further look by a specialist.

While the State of Minnesota does not require home inspection professionals to carry any kind of professional licensure, it is important for buyers to hire only experienced inspectors, possibly an inspector who is a member of a professional association, such as ASHI or InterNACHI.



An active member in good standing with a local professional organization for home inspectors, such as the Midwest Association of Home Inspectors (MAHI) or the ASHI Heartland Chapter may have additional benefits. These local associations provide mentoring, knowledge exchange between members, and frequent additional class room training of home conditions more often observed in our Minnesota or regional area homes.



What's Not (Always) Included

IMPORTANT: Every buyer should discuss with the inspector what the scope of the inspection will cover, and whether or not the buyer has specific concerns or questions that should be addressed.

As a general matter, the following list of issues and items are NOT normally part of a home inspection. Buyers who have questions about these items should seek the advice of an independent professional in that field:

- Underground utilities
- Personal property
- Water softeners
- Sprinkler system
- Wells/springs
- Security systems
- Appliances not essential for the operation of the home
- Drain Fields
- Pools
- Hot tubs/Saunas
- Radon
- Solar systems
- Septic tanks

