



## The Home Inspection

The home inspection and subsequent negotiations must take place within 10 days (exclusive of Saturdays, Sundays and holidays) of the execution of the Purchase and Sales Agreement. Of all the contingencies in the agreement this is the first one. The home inspection is the buyer's opportunity to have the property looked over by a professional to determine if there are any conditions which were not disclosed by the seller or were unknown by the seller. A licensed home inspector must be used, and like other service professionals, I have numerous home inspectors that I can refer to you.

It's very important to note, that the home inspector's opinion is on the structural integrity of the property at that time, on that day. Something that the inspector did not find a problem with may, in fact, break a week before closing or soon after closing. But it's important to remember that the inspection opinion is based solely on that day. The inspector will make maintenance and upgrade suggestions. He will point things out to you that you may want to keep an eye on as they may be nearing the end of their life span such as a hot water heater. But if it is functioning properly on the day of the home inspection, it will be passed.

The inspector will literally go through the house from top to bottom. The inspector will check out the roof, siding, windows, interior rooms, basement, utilities; including electrical, plumbing, heating system, hot water system, and if applicable well and septic system. Outside of the mechanicals of the house, the inspector will also check for the presence of wood boring insects. The inspector can also perform a radon test if desired, as well as water quality tests. If you are going to test for the presence of lead, you will need to get a different inspector who specializes in lead inspection, and is licensed by the state of Rhode Island to do so.

Once the inspector has completed the home inspection and the final report is presented to you, we will present any items that have come up to the seller. This becomes a second negotiation of sort. But the home inspection laws have changed dramatically as of January 2013 and the buyer clearly has more control than before. For more details on how this can affect the sales contract and perhaps a buyer's desire to be released from the contract, please contact me and we can discuss further in more depth.

Believe me - you will never learn more about your new home than the time during the home inspection. It's also important to note that no home is perfect. Even brand-new construction always has one or two minor things to address. A good home inspector will point out items that should be addressed right away without scaring away the buyer, as well as maintenance items to keep an eye on for the future.



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