

HOME Spun Wisdom HOME Inspections

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Sometimes we can overlook the simplest things when it comes to keeping our home safe. Here are some refreshers on what you can do to improve safety in your home.....

RISMEDIA, August 7, 2006—**Do you know what to do to make your home a healthier and safer place to live? Here are some valuable tips for improving the safety in your home.**

Eye protection is the essential first step. It is a requirement in any home repair project where you may be susceptible to chemical splash or flying debris. Modern eye protection is comfortable and can even be fashionable.

Carbon monoxide testing in the home is an essential safety step for homes that have a furnace or appliances using fossil fuels such as natural gas or propane.

Toxic mold in the home is one of the most serious health and safety issue facing homeowners today. If your mold problem is severe you will likely need the help of a mold remediation company, someone who specializes in mold removal.

Lead paint in older homes: Lead paint was prevalent in older homes up into the 1960s but is unfortunately a toxic material with known ill health effects. With new rules being written and new products and approaches being developed, it is often difficult to find systematic and balanced methodologies for dealing with lead-based paint in historic properties.

Preparing your home for seasonal vacancy...Do you know how to close your home for the season or for an extended vacancy? How to drain water pipes, protect plumbing and make the home look lived in while you are away? Know what to do when you plan on being away for a while.

Fire safety checklist: Make a checklist of items you should consider in making sure your home is “fire safe” for your family.

Ladder safety tips: over 150,000 people a year get injured while on ladders. Be careful of your surroundings and make sure your not one of them by being more cautious while being on a ladder.

Home Inspections,

Is Your Best Protection a Home Inspection?

Read the materials below;

What is a home inspection?

A **home inspection** is a visual inspection of the structure and components of a home to find items that are not performing correctly or items that are unsafe. If a problem or a symptom of a problem is found the home inspector will include a description of the problem in a written report and may recommend further evaluation.

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What does a home inspection include?

A home inspector's report will review the condition of the home's heating system, central air conditioning system (temperature permitting), interior plumbing and electrical systems; the roof, attic, and visible insulation; walls, ceilings, floors, windows and doors; the foundation, basement, and visible structure. Many inspectors will also offer additional services not included in a typical home inspection such as mold, radon and water testing.

Why is a home inspection important?

Home Buyers: Emotion often affects the buyer and makes it hard to imagine any problems with their new home. A buyer needs a home inspection to find out all the problems possible with the home before moving in.

Home Sellers: More and more sellers are choosing to have a thorough inspection before or when they first list their home. First and foremost, you should have a home inspection for full disclosure. You will have demonstrated that you did all you could do to reveal any defects within the home. Second, you will save money and hassle by knowing now what your defects are, not after you have already negotiated and are faced with costly repairs discovered on the buyers inspection. Defects found before the buyer comes along allow you to shop around for a contractor and not deal with inflated estimates that a buyer will present.

What if the report reveals problems?

All homes (**even new construction**) have problems. Every problem has a solution. Solutions vary from a simple fix of the component to adjusting the purchase price but having a home inspection allows the problem to be addressed before the sale closes.

What should I NOT expect from a home inspection?

A home inspection is **not** protection against future failures. Stuff happens! Components like Air Conditioners and Heat Systems can and will break down. A home inspection tells you the condition of the component at the time the component was inspected. For protection from future failure you may want to consider a home warranty.

A home inspection is **not** an appraisal that determines the value of a home. Nor will a home inspector tell you if you should buy this home or what to pay for this home.

A home inspection is **not** a code inspection, which verifies local building code compliance. A home inspector will not pass or fail a house. Homes built before code revisions are not obligated to comply with the code for homes built today. Home inspectors will report findings when it comes to safety concerns that may be in the current code such as ungrounded outlets above sinks. A home inspector thinks "Safety" not "Code" when performing a home inspection.

Should I attend the home inspection?

It is often helpful to be there so the home inspector can explain in person and answer any questions you may have. This is an excellent way to learn about your new home even if no problems are found. But be sure to give the home inspector time and space to concentrate and focus so he can do the best job possible for you.

Mold is a leading contributor of: asthma, allergies, upper respiratory infections, and chronic sinusitis.

Moved into a home; New to an office; Hurricane left you without power?

Is it important to inspect for mold?

There are visual indicators that mold may exist, and then there may be mold spores in unseen areas.



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Web sites to visit concerning Mold:

Do you have a question about Toxic Black Mold?

http://www.moldinspector.com/mold_testing.htm;

Laboratories for Bioaerosol (Mold) Testing:

<http://www.cal-iaq.org/BioLabs.htm>;

Mold Testing Technologies: Rapid Mold Identification:

<http://www.digitaldiagnosticsystems.com/>.

HOME INSPECTIONS

MISCONCEPTIONS About Inspections

Misconception #1

The home inspection company who offers the lowest price is the company you should use.

Maybe, But not always.

The company who offers the lowest price is generally revealing some information about themselves. It could be that the inspector is new, therefore inexperienced, and attempting to build the business. It could be that the inspector is a "one person" operation and therefore has less overhead. Unfortunately, this can also mean that he/she has minimal support systems and may be hard to contact for follow-up, re-inspections, or to answer questions. Most home buyers will not even realize that they received a poor inspection until it is too late, and if the inspector is not readily available to help resolve issues, then it wasn't much of a bargain.

Misconception #2

If you are buying a new home, you don't need an inspection.

Simply not true. Many people believe that if they are buying a new home, everything is going to work perfectly. Just because the home is new does not mean there won't be problems. In fact, we have found that some of the strangest problems and situations occur in new construction. More than once, we have inspected attics with no insulation whatsoever, which would have resulted in unnecessarily high heating and cooling costs for the new homeowners.

In another case, both of the standing showers had been installed with no shower pans. Water literally ran down the exterior walls when the shower was tested. Since this was on the outside of the home, it may have been months or years before it was discovered.

Of course, the builder in each case went back and fixed these items, and would likely have done so even after the homeowners moved in, but we have found that you have a lot more leverage to get issues like these resolved if they are addressed before closing.

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Article printed from the Broker/Agent magazine **April 2006** greater Alabama edition
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More about Home Inspections

PRE-SALE Home Inspections Benefits All

Surprise is not good in real estate. As all **REALTORS®** know, it takes a lot of work to get a signed agreement, and in today's real estate market, most home buyers make their offer contingent on an acceptable home inspection. Often items come up on inspections that are unknown to the seller.

When the buyer has the home inspected, its with the assumption that anything discovered to be wrong will be corrected by the seller or a price concession will be made. When their home inspector finds key deficiencies such as a failing roof or a foundation that shows signs of moisture penetration, the home buyers are going to be very concerned, demand additional evaluations, or may even want to back out of the transaction. This situation is always tense and expensive. Often, even minor problems that are not costly to fix may significantly influence a buyer's purchasing decision.

If all parties know the condition of the house prior to the offer, there is no need for renegotiation or abandonment of the purchase. Transactions won't fall through since there are no surprises after the fact.

Armed with a pre-sale inspection, the seller can shop calmly for the best value in repair contractors, offer a credit at closing, or adjust the sales price to reflect the diminished value providing the market bares the increase. **Note:** A seller who has an inspection prior to the sale will be further ahead than one who has to renegotiate.

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Fixing even minor items can go a long way toward improving that important first impression of a home. Pre-sale home inspections alert home sellers to a variety of minor fixes and other maintenance improvements to enhance a home's appearance and marketability. Gestures as simple as changing burned-out indoor and outdoor light bulbs or scraping windows that have been painted shut could prevent the mistaken impression that the house has electrical flaws or outages or that none of its windows open.

A professional pre-sale inspection is simply good business by encouraging a smooth transaction by putting buyer and sellers at ease, reducing negotiating points, helping facilitate the sale, and limiting risk for all parties.

Re-printed from the Real Estate Lifestyle magazine **April 2006**

ASI - All Safe Inspections LLC.

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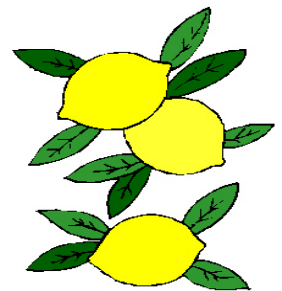
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Clean Smells-- Help Sell

Don't discount the power of your senses. For years, retailers have benefited from pumping pleasing, odor-neutralizing scents into their stores. Appealing scents can help home sellers as well! Eliminating odors that can be off-putting to potential buyers and creating an ambience of comfort can make any home worth a second look.

Freshen Up

Before your home is shown, run a lemon through the garbage disposal to neutralize any odors and leave the kitchen area smelling fresh. Or try sprinkling cinnamon powder or vanilla extract on a cookie sheet and warming it in the oven. The subtle, honey scents will help create a comforting ambience that potential buyers will feel and enjoy.



Smokers' Delight?

For non-smokers, even the smallest hint of cigarette smoke can be a deal breaker. Fresh paint and professionally cleaned upholstery, dry cleaned draperies, even wall paper holds smoke scents [clean and neutralize the odor], and combined with air filters and fresheners, will help keep non-smokers interested in your home.

Pet Protection

If you have pets, consider thoroughly vacuuming and shampooing the carpets and furniture to remove excess fur, stains and smells. Keep the kitty litter boxes clean. Once the carpets have been cleaned, keep your pets confined to certain rooms to preserve the fresh smell while the house is on the market. It would not hurt to place carpet fresh once a week on your carpets. *This information compliments of:*

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