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## **Inspections can help homeowners avoid major repair problems**

A home inspection has always been a valuable tool to help determine a home's condition prior to buying the house.

Many homeowners are having regular home inspections done to ensure their home is properly maintained and protected against the weather.

According to Michael Goewey, president of Property Facts, a home inspection company in Plymouth, many of the home inspections his company does are for homeowners who want to make sure they stay up to date on their home maintenance and to help them avoid any potential problems.

By using home inspections to keep homes maintained, homeowners could avoid spending money on major problems that would have developed had small problems gone unnoticed.

"A home inspection is vital for home buyers, because they want an independent, unbiased opinion and report of a home's condition prior to purchasing," Goewey said.

"But many people today get home inspections even when they aren't selling a home, so they can determine their home's condition and find out if there are any defects that need repair before they become a problem."

Goewey said a typical home inspection should include a complete written analysis of the home's features, tips on energy efficiency and home maintenance.

The home inspection will also provide a detailed report on the condition of a variety of interior and exterior areas, including electrical, plumbing, heating and cooling, fireplace, structure and foundation, roof, gutters, draining and grading.

"When you are buying a house, you don't want to move in and then find out you have a leaky roof or faulty plumbing," Goewey said.

"But the same is true for people who have owned the home for years. Problems can develop in a home's interior or exterior condition over time, and a home inspection can help pinpoint any specific problems that need repair before they become major concerns."

Goewey said that homeowners who want a home inspection should always look for inspection companies who follow the standards and code of ethics set forth by the National Association of Home Inspectors or the American Association of Home Inspectors.

He also suggests that homeowners make sure the inspectors are licensed, fully insured and bonded.

For more information about home inspections, or to ask questions regarding home maintenance, homeowners or home buyers can call Property Facts at (734) 207-9004.