

“Should buyers attend the home inspection?”

YES! The Inspection process is where you find out even more about the property you are about to purchase. It is your time to relook at the home and understand how everything inside and outside your future home operates. It's time to go over every inch with a “fine-toothed comb!”

A Realtor's Role at an Inspection

Different Brokers have varying opinions on IF the Realtor should even attend the Inspection. In general, some Realtors prefer to not go to their client's Inspections, but the client is there with only the Inspector. I have always felt a Realtor needs to be present for many reasons, but here are 2 of the main ones:

1. The Realtor should be present because their clients are in the Seller's home which they do not own yet.
2. Why wouldn't it be in the Realtor's and your best interests for the Realtor to assist you through this part of the buying process too?

The Realtor Should be Present

When the Inspector is up on the roof doing his job, is it fair to the homeowner to have people inside their house without a Realtor? Some companies do not want their agents to attend, because they are afraid that the agent may comment on something during the Inspection that they are not the expert on.

Your Best Interests

The Inspection time needs to be lead by the Inspector, but closely followed for clarity with the Buyers and their Realtor. Too often, I have received an Inspection Notice filled with items to be fixed that I know the Realtor does not have a grasp on, because they did not attend the Inspection.

Just recently, an agent turned in an Inspection Notice with more items than I had ever seen. I was taken aback because I had been at the inspection. If the Agent would had also been there, they would have heard the

Inspector state that due to the age of the structure these items are normal. Instead panic was created, Buyers were asking for items that did not even make sense and the transaction fell apart.

Aren't You Hiring a Realtor for Guidance?

It is not about unlocking doors...being a Realtor is hard work when done correctly. I have years of Inspections under my belt where the Realtor made the difference. I certainly can more accurately explain the situation to the other Realtor, when submitting my clients' Inspection Notice if I have been at the Inspection and heard/saw everything first-hand.

I also think it is just as important to be at Inspections when I am the Listing Agent; meaning, I am the one that listed the house. I can more accurately explain what the inspector found if I have heard and seen it right along with the Buyers. Sellers want to

know first-hand instead of weeding through a 35 page report and looking at pictures. I feel an obligation to be able to direct them right to the problems and relay everything that was said.

Wouldn't You Want Your Realtor There?

With all of this in mind, before you pick which Realtor is going to represent you in one of the most important transactions you will make, know just a little bit more. I hope this helps you understand just one part of the involved home-buying process. I think it is one of the most important aspects when you are the Buyer or the Seller. So, ask your possible Realtor how they do things before you hire them, it might make all the difference.

– KRISTINA MCMICHAEL-SCHWANT

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Eglin Drive

Step inside this gorgeous 3 bedroom/2 bath like-new home! From the moment you walk in you will grasp a feeling of home. Kick back and relax in the beautiful living room with double tray ceilings that opens up to the kitchen/dining combo offering the whole family the opportunity to gather around as the chef of the home prepares their tasty treats. Perfect for social gatherings and entertainment! Escape to the master bedroom in the split bedroom plan for you own little getaway from the rest of the home. On the other side of the home are the other 2 rooms, the perfect size for anyone. Outside you will find a covered patio out the back to enjoy the level backyard! Don't miss out on this beautiful home!



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