

## WHY YOU SHOULD NEVER SKIP THE HOME INSPECTION

We understand hot real estate markets are difficult. You want a home inspection but feel pressured to skip the inspection. You're told you need to put in a clean offer, there's no time for an inspection, and it will save you money. The truth is, buying a house is one of the biggest investments you'll ever make and skipping the home inspection dramatically increases your risk of significant unforeseen expenses. Here is why going in blind can end up costing you a lot.

### Clean offer

We appreciate that you may need to put in a clean offer. However, you should know as much as you can about the home so you can make an **informed** offer. It's very risky to put all of your resources into buying a home that will cost you tens of thousands of dollars more after you move in.

### The myth of saving time

We perform our home inspections and deliver a comprehensive written report the same day. There's always time to get an inspection. And if a seller won't give you time, you should ask why.

### The risk of saving money

A home inspection fee is typically less than 0.05% of the price of the home! You may save a few hundred dollars, but what is the long-term cost? Deciding against a home inspection only to find out you bought a lemon means you end up losing. Paying for a qualified home inspector to assess your home before you buy is the best money you can spend and sets you up for success in homeownership without the nasty surprises.

### Don't take our word for it

This is not just our viewpoint, here is what other experts are saying.

Scott McGillivray of HGTV:

<https://www.hgtv.ca/real-estate/blog/do-you-really-need-a-home-inspection-scott-mcgillivray-says-1913535/>

Mike Holmes in the National Post:

<https://nationalpost.com/life/homes/skipping-home-inspections-a-major-red-flag-for-new-buyers>

Bigger Pockets: <https://www.biggerpockets.com/blog/dont-skip-home-inspection>

Moneysense:

<https://www.moneysense.ca/spend/real-estate/buying/in-a-hot-market-should-you-forego-the-home-inspection/>

Cherry Creek Mortgage:

<https://www.cherrycreekmortgage.com/blog/article/the-risk-of-waiving-a-home-inspection>

Moving.com: <https://www.moving.com/tips/should-you-waive-a-home-inspection/>

Money.com - <https://money.com/coronavirus-skip-home-inspection/>

Realtor.com - <https://www.realtor.com/advice/buy/should-i-waive-a-home-inspection/>

Zillow: <https://www.zillow.com/blog/buyers-dont-waive-inspections-218444/>

## **What to do**

1. Don't buy into the pressure that you won't get a home unless you waive the home inspection. Understand that it is your right to have a home inspection and that you need it to make an informed buying decision.
2. Insist on buying a home that either has a Pre-Listing inspection completed by a reputable inspector or one where you can bring your home inspector in.
3. Attend the inspection and learn as much as you can about the property.
4. Review the report and ensure you understand everything in it.
5. Make your offer with confidence and reduce your homebuying risk dramatically.

It's the difference between buying a money pit that causes years of stress and expense to you and your family, or buying a home you are comfortable in with no big expenses you were not prepared for.