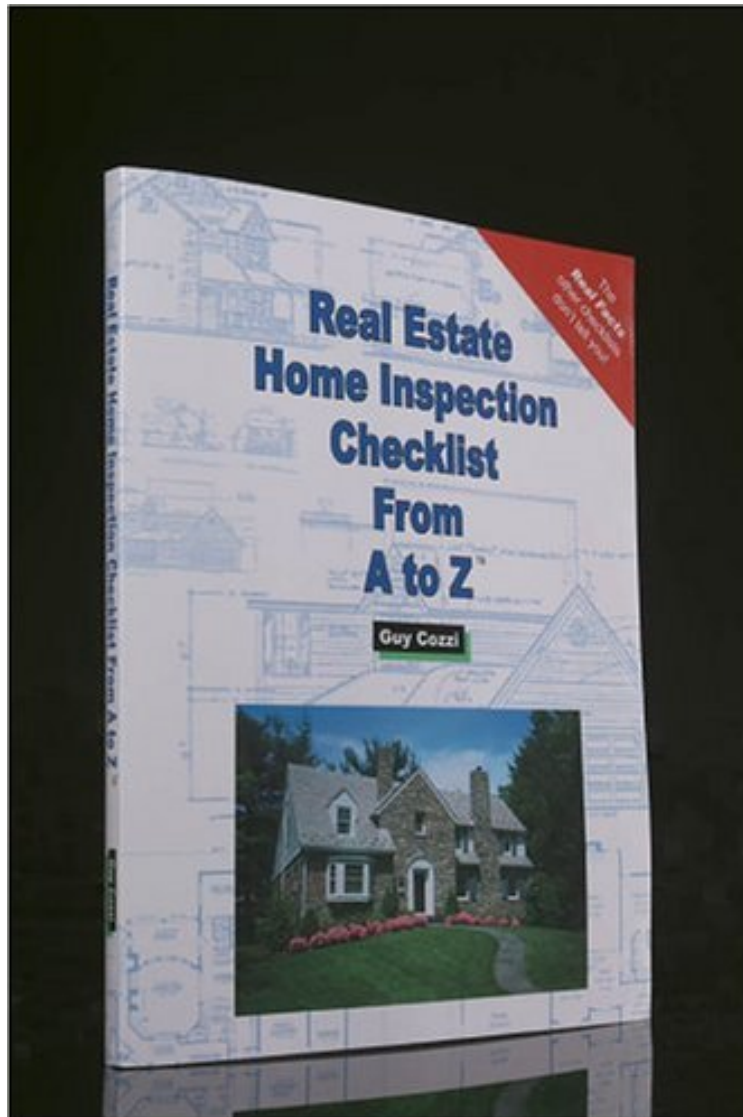


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## **Real Estate Home Inspection Checklist from A to Z: Real Estate Home Inspector, Homeowner, Home Buyer and Seller Survival Kit Series (Real Estate from a to Z)**

*Guy Cozzi*

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From the Inside

FlapPeople get very emotional and excited about purchasing a house. When they're in this highly emotional and excited state, they tend to just look at the cosmetic appeal of a house instead of the important factors. They forget that they're not buying a car; they're buying a house! By becoming too emotionally attached to a deal, people often pay above market value for a home. This can cost them tens of thousands of dollars in an overpriced purchase. A house is the biggest investment most people will make, so it's prudent for them not to take any chances. They should try to eliminate as much risk as possible. It's a great feeling to have a client thank you for helping them out with the biggest investment they'll ever make. People shouldn't buy a house based only on its cosmetic appeal. No house is perfect, there will be repairs or upgrading needed in all homes, even brand new ones. Sometimes people think that because a house is new it doesn't need to be inspected. They don't realize that builders are businessmen trying to make a profit. Any builder who doesn't do quality construction can cut corners to save a few dollars to increase their profit. When a house is built "up to code" it doesn't ensure a perfect house. Local building codes are the minimum standards that a builder or contractor has to follow to obtain a building permit or a Certificate of Occupancy for the work done. There's nothing to stop a builder or a contractor from exceeding the building codes other than saving some money for themselves or their client. A pre-purchase home inspection will inform people of the true condition of a house. This will enable them to make an educated and intelligent decision on whether or not to purchase the home. They will also know what repairs and upgrading will be needed. Pre-sale home inspections are also recommended. Before someone puts their house up for sale they should have it inspected to find any problems that can be corrected. This will prevent any last minute holdups because of problems found during the buyer's home inspection. Any last minute problems will delay the sale or kill the deal altogether. As an "A to Z Home Inspector" you will be providing a much needed and highly respected service. People are trusting you to help them with the biggest decision they'll ever make!!About the AuthorStatistics show an average savings of at least \$4,700.00 per home for customers who have read our books. Our home inspection, appraisal, and home improvement books have been called the "Bible" of the real estate industry. Written by Guy Cozzi who has decades of experience as a licensed appraiser, home inspector, consultant, and real estate investor. This top selling author has been quoted as a real estate expert by the New York Times and many other publications. He has been a guest speaker on real estate investment TV shows and has taught thousands of people how to inspect, appraise and invest in real estate and provides advice to many banks and mortgage lenders.